

## Cross Property Customer 1 Line

|    | Listing_ID                    | S | St#       | St Name                           | City | Area | SLC  | Units | GSI       | Cap | L/C Price   | \$/Sqft  | Sqft | YrBuilt  | Lsqft/Ac      | PrvPool | Grg_Spcs | Date     | DOM/CDOM                |
|----|-------------------------------|---|-----------|-----------------------------------|------|------|------|-------|-----------|-----|-------------|----------|------|----------|---------------|---------|----------|----------|-------------------------|
| 1  | <a href="#">SR21241222</a>    | S | 4322 W    | <a href="#">167th ST</a>          | LAWN | 113  | STD  | 2     | \$0       |     | \$900,500   | \$438.84 | 2052 | 1944/ASR | 7,002/0.1607  | N       | 2        | 12/30/21 | <a href="#">15/15</a>   |
| 2  | <a href="#">SB21209534</a>    | S | 1704      | <a href="#">Fern AVE</a>          | TORR | 126  | STD  | 2     | \$4,095   |     | \$1,305,000 | \$479.78 | 2720 | 1972/ASR | 6,614/0.1518  | N       | 3        | 12/30/21 | <a href="#">61/61</a>   |
| 3  | <a href="#">SB21255220</a>    | S | 4212 W    | <a href="#">182nd ST</a>          | TORR | 132  | STD  | 2     | \$40,800  |     | \$1,250,000 | \$625.00 | 2000 | 1949/EST | 7,561/0.1736  | N       | 2        | 12/29/21 | <a href="#">9/9</a>     |
| 4  | <a href="#">SR21233989</a>    | S | 210 N     | <a href="#">California ST</a>     | BBK  | 610  | STD  | 2     | \$4,800   |     | \$1,250,000 | \$912.41 | 1370 | 1951/ASR | 7,232/0.166   | N       | 2        | 12/28/21 | <a href="#">40/40</a>   |
| 5  | <a href="#">SR21217453</a>    | S | 1010 E    | <a href="#">Chevy Chase DR</a>    | GD   | 628  | TRUS | 2     | \$0       |     | \$980,000   | \$510.42 | 1920 | 1972/ASR | 4,063/0.0933  | N       | 0        | 12/30/21 | <a href="#">10/10</a>   |
| 6  | <a href="#">EV21137311</a>    | S | 5036      | <a href="#">Aldama</a>            | LA   | 632  | STD  | 2     | \$49,416  |     | \$1,030,000 | \$610.91 | 1686 | 1961/PUB | 7,014/0.161   | N       | 2        | 12/29/21 | <a href="#">155/155</a> |
| 7  | <a href="#">21102731</a>      | S | 4016      | <a href="#">Sunset AVE</a>        | MTR  | 635  | STD  | 2     |           |     | \$1,750,000 | \$641.50 | 2728 | 2015     | 4,502/0.1     | N       |          | 12/28/21 | <a href="#">37/37</a>   |
| 8  | <a href="#">AR21220199</a>    | S | 609 E     | <a href="#">Olive AVE</a>         | MNRO | 639  | STD  | 2     | \$3,700   |     | \$975,000   | \$479.82 | 2032 | 1991/ASR | 7,914/0.1817  | N       | 4        | 12/30/21 | <a href="#">3/3</a>     |
| 9  | <a href="#">WS21150821</a>    | S | 301 S     | <a href="#">Shamrock AVE</a>      | MNRO | 639  | STD  | 2     | \$0       |     | \$1,170,000 | \$649.64 | 1801 | 1921/ASR | 8,707/0.1999  | N       | 3        | 12/30/21 | <a href="#">138/138</a> |
| 10 | <a href="#">P1-7587</a>       | S | 521       | <a href="#">Mission ST</a>        | SPAS | 658  | STD  | 2     | \$0       |     | \$1,560,000 | \$915.49 | 1704 | 1922/ASR | 7,340/0.16    | N       | 2        | 12/30/21 | <a href="#">11/11</a>   |
| 11 | <a href="#">DW21014121</a>    | S | 7561      | <a href="#">Apperson ST</a>       | TUJ  | 659  | STD  | 2     | \$0       |     | \$710,000   | \$522.44 | 1359 | 1955/ASR | 3,670/0.0843  | N       | 2        | 12/28/21 | <a href="#">253/253</a> |
| 12 | <a href="#">AR21258881</a>    | S | 9122      | <a href="#">Rancho Real RD</a>    | TMPL | 661  | STD  | 2     | \$28,800  |     | \$1,250,000 | \$641.68 | 1948 | 1962/ASR | 11,354/0.2607 | N       | 3        | 12/30/21 | <a href="#">12/12</a>   |
| 13 | <a href="#">AR21193354</a>    | S | 5103      | <a href="#">Pal Mal AVE</a>       | TMPL | 661  | STD  | 2     | \$0       |     | \$1,345,000 | \$487.67 | 2758 | 1961/ASR | 12,967/0.2977 | N       | 4        | 12/28/21 | <a href="#">69/69</a>   |
| 14 | <a href="#">PW21248738</a>    | S | 6037      | <a href="#">Magnolia AVE</a>      | WH   | 670  | STD  | 2     | \$0       |     | \$825,000   | \$486.73 | 1695 | 1967/ASR | 4,989/0.1145  | N       | 4        | 12/29/21 | <a href="#">5/5</a>     |
| 15 | <a href="#">PW21254948</a>    | S | 13709     | <a href="#">Franklin ST</a>       | WH   | 670  | STD  | 2     | \$60,000  |     | \$980,000   | \$521.28 | 1880 | 2021/OTH | 6,610/0.1517  | N       | 2        | 12/28/21 | <a href="#">13/13</a>   |
| 16 | <a href="#">DW21238925</a>    | S | 7014      | <a href="#">Milton AVE</a>        | WH   | 670  | STD  | 2     | \$6,000   |     | \$1,265,000 | \$395.81 | 3196 | 2017/ASR | 7,026/0.1613  | N       | 4        | 12/29/21 | <a href="#">23/23</a>   |
| 17 | <a href="#">21105663</a>      | S | 1343 W    | <a href="#">Temple ST</a>         | LA   | 671  | STD  | 2     |           |     | \$1,105,000 | \$552.50 | 2000 | 2006     | 4,135/0.09    |         |          | 12/27/21 | <a href="#">11/11</a>   |
| 18 | <a href="#">DW21164560</a>    | S | 1313 S    | <a href="#">Spruce ST</a>         | MTB  | 674  | STD  | 2     | \$0       |     | \$850,000   | \$408.46 | 2081 | 1962/ASR | 13,918/0.3195 | N       | 2        | 12/27/21 | <a href="#">39/168</a>  |
| 19 | <a href="#">21792236</a>      | S | 2023      | <a href="#">Gates ST</a>          | LA   | 677  | STD  | 2     |           |     | \$935,000   | \$443.13 | 2110 | 1907     | 6,905/0.15    |         |          | 12/28/21 | <a href="#">37/101</a>  |
| 20 | <a href="#">AR21216969</a>    | S | 3011      | <a href="#">Division ST</a>       | LA   | 680  | STD  | 2     | \$0       |     | \$875,000   | \$463.45 | 1888 | 1921/ASR | 7,278/0.1671  | N       | 1        | 12/30/21 | <a href="#">22/22</a>   |
| 21 | <a href="#">CV21137039</a>    | S | 1067 S    | <a href="#">Thomas ST</a>         | POM  | 687  | STD  | 2     | \$0       |     | \$1,138,000 | \$402.12 | 2830 | 2021/BLD | 7,829/0.1797  | N       | 4        | 12/30/21 | <a href="#">173/173</a> |
| 22 | <a href="#">DW21094609</a>    | S | 854 E     | <a href="#">105th ST #A</a>       | LA   | 699  | STD  | 2     | \$0       |     | \$500,000   | \$360.75 | 1386 | 1938/ASR | 5,393/0.1238  | N       | 2        | 12/30/21 | <a href="#">152/152</a> |
| 23 | <a href="#">MB21235167</a>    | S | 1437 E    | <a href="#">81st ST</a>           | LA   | 699  | STD  | 2     | \$0       |     | \$600,000   | \$387.10 | 1550 | 1947/ASR | 6,223/0.1429  | N       | 2        | 12/28/21 | <a href="#">8/8</a>     |
| 24 | <a href="#">AR21270327</a>    | S | 4141 W    | <a href="#">161st ST</a>          | LAWN | 699  | STD  | 2     | \$17,820  |     | \$665,000   | \$354.86 | 1874 | 1960/EST | 5,740/0.1318  | N       | 3        | 12/30/21 | <a href="#">0/0</a>     |
| 25 | <a href="#">DW21249276</a>    | S | 907       | <a href="#">Bay View AVE</a>      | WILM | 699  | STD  | 2     | \$0       |     | \$710,000   | \$430.83 | 1648 | 1908/ASR | 6,998/0.1607  | N       | 1        | 12/30/21 | <a href="#">15/15</a>   |
| 26 | <a href="#">DW21149099</a>    | S | 1458 S    | <a href="#">Downey RD</a>         | LA   | 699  | STD  | 2     | \$0       |     | \$730,000   | \$572.10 | 1276 | 1925/ASR | 5,429/0.1246  | N       | 1        | 12/30/21 | <a href="#">165/165</a> |
| 27 | <a href="#">WS21184264</a>    | S | 466       | <a href="#">Solano AVE</a>        | LA   | 699  | STD  | 2     | \$0       |     | \$810,000   | \$271.54 | 2983 | 1895/ASR | 5,836/0.134   | N       | 0        | 12/28/21 | <a href="#">17/17</a>   |
| 28 | <a href="#">PW21220704</a>    | S | 1602 W    | <a href="#">223rd ST #2315</a>    | TORR | 699  | STD  | 2     | \$0       |     | \$860,000   | \$530.86 | 1620 | 1939/ASR | 8,262/0.1897  | N       | 1        | 12/30/21 | <a href="#">38/38</a>   |
| 29 | <a href="#">IN21210853</a>    | S | 6743      | <a href="#">7th AVE</a>           | LA   | 699  | STD  | 2     | \$0       |     | \$950,000   | \$612.11 | 1552 | 1924/APP | 4,800/0.1102  | N       | 1        | 12/28/21 | <a href="#">60/60</a>   |
| 30 | <a href="#">CV21145648</a>    | S | 843       | <a href="#">Worcester AVE</a>     | PAS  | 699  | STD  | 2     | \$0       |     | \$1,000,000 | \$489.72 | 2042 | 1959/ASR | 6,233/0.1431  | N       | 0        | 12/28/21 | <a href="#">114/114</a> |
| 31 | <a href="#">PW21252415</a>    | S | 464 N     | <a href="#">Ezra ST</a>           | LA   | BOYH | STD  | 2     | \$0       |     | \$815,000   | \$521.77 | 1562 | 1927/ASR | 4,639/0.1065  | N       | 1        | 12/28/21 | <a href="#">6/6</a>     |
| 32 | <a href="#">WS21236397</a>    | S | 3304 E    | <a href="#">3rd ST</a>            | LA   | BOYH | STD  | 2     | \$0       |     | \$860,000   | \$477.78 | 1800 | 1929/ASR | 5,000/0.1148  | N       | 1        | 12/29/21 | <a href="#">2/2</a>     |
| 33 | <a href="#">21761954</a>      | S | 5901      | <a href="#">Ernest AVE</a>        | LA   | C16  | STD  | 2     |           |     | \$849,000   | \$585.52 | 1450 | 1970     | 5,106/0.11    |         |          | 12/27/21 | <a href="#">98/98</a>   |
| 34 | <a href="#">WS21234755</a>    | S | 3016      | <a href="#">10th AVE</a>          | LA   | C16  | STD  | 2     | \$82,440  | 6   | \$1,405,900 | \$582.15 | 2415 | 1925/ASR | 8,050/0.1848  | N       | 2        | 12/30/21 | <a href="#">23/23</a>   |
| 35 | <a href="#">21106523</a>      | S | 516 N     | <a href="#">Vista ST</a>          | LA   | C19  | STD  | 2     |           |     | \$2,200,000 | \$779.59 | 2822 | 1927     | 5,607/0.12    | N       |          | 12/30/21 | <a href="#">8/8</a>     |
| 36 | <a href="#">21101399</a>      | S | 5542      | <a href="#">Harold WAY</a>        | LA   | C20  | STD  | 2     |           |     | \$950,000   | \$690.41 | 1376 | 1919     | 6,650/0.15    |         |          | 12/28/21 | <a href="#">27/27</a>   |
| 37 | <a href="#">21103711</a>      | S | 2073      | <a href="#">VINE ST</a>           | LA   | C30  | STD  | 2     |           |     | \$1,650,000 | \$811.21 | 2034 | 1948     | 4,991/0.11    |         | 2        | 12/28/21 | <a href="#">9/9</a>     |
| 38 | <a href="#">DW21187429</a>    | S | 1219 W    | <a href="#">85th ST</a>           | LA   | C36  | STD  | 2     | \$0       |     | \$670,000   | \$444.00 | 1509 | 1920/OTH | 5,571/0.1279  | N       | 0        | 12/27/21 | <a href="#">76/76</a>   |
| 39 | <a href="#">21105323</a>      | S | 247 E     | <a href="#">89Th ST</a>           | LA   | C37  | STD  | 2     |           |     | \$750,000   | \$376.13 | 1994 | 2013     | 5,325/0.12    |         |          | 12/30/21 | <a href="#">8/8</a>     |
| 40 | <a href="#">DW21107422</a>    | S | 1221      | <a href="#">Browning BLVD</a>     | LA   | C37  | STD  | 2     | \$0       |     | \$1,175,000 | \$650.61 | 1806 | 1921/ASR | 7,812/0.1793  | N       | 2        | 12/30/21 | <a href="#">175/175</a> |
| 41 | <a href="#">IN21207726</a>    | S | 721 E     | <a href="#">42nd ST</a>           | LA   | C42  | STD  | 2     | \$19,332  |     | \$427,500   | \$334.51 | 1278 | 1925/PUB | 3,999/0.0918  | N       | 1        | 12/30/21 | <a href="#">48/48</a>   |
| 42 | <a href="#">TR21249546</a>    | S | 1024      | <a href="#">Simmons AVE</a>       | ELA  | ELA  | STD  | 2     | \$0       |     | \$592,000   | \$503.40 | 1176 | 1931/ASR | 3,981/0.0914  | N       | 2        | 12/27/21 | <a href="#">7/7</a>     |
| 43 | <a href="#">SR21258796</a>    | S | 11584 1/2 | <a href="#">Amboy AVE</a>         | SF   | KGY  | STD  | 2     | \$0       |     | \$625,000   | \$522.58 | 1196 | 1938/PUB | 4,995/0.1147  | N       | 0        | 12/27/21 | <a href="#">10/10</a>   |
| 44 | <a href="#">DW21223482</a>    | S | 6661      | <a href="#">Beck AVE</a>          | NHLW | NHO  | STD  | 2     | \$24,744  |     | \$911,000   | \$423.52 | 2151 | 1948/ASR | 6,753/0.155   | N       | 2        | 12/29/21 | <a href="#">41/41</a>   |
| 45 | <a href="#">SB21156093</a>    | S | 3488 W    | <a href="#">67th ST</a>           | LA   | PHHT | STD  | 2     | \$54,000  |     | \$630,000   | \$447.44 | 1408 | 1921/ASR | 5,044/0.1158  | N       | 0        | 12/29/21 | <a href="#">40/82</a>   |
| 46 | <a href="#">21792074</a>      | S | 3519 W    | <a href="#">59Th ST</a>           | LA   | PHHT | STD  | 2     |           |     | \$935,000   | \$540.46 | 1730 | 1922     | 6,681/0.15    |         |          | 12/29/21 | <a href="#">27/27</a>   |
| 47 | <a href="#">21797174</a>      | S | 4226      | <a href="#">Tujunga AVE</a>       | STUD | STUD | STD  | 2     |           |     | \$1,475,000 | \$895.02 | 1648 | 1947     | 5,850/0.13    | N       | 2        | 12/27/21 | <a href="#">18/18</a>   |
| 48 | <a href="#">PW21210884</a>    | S | 6626      | <a href="#">Benson ST</a>         | HNPk | T5   | STD  | 2     | \$51,600  |     | \$660,000   | \$331.66 | 1990 | 1916/APP | 5,628/0.1292  | N       | 2        | 12/28/21 | <a href="#">6/6</a>     |
| 49 | <a href="#">OC21192784</a>    | S | 4122      | <a href="#">Randolph ST</a>       | BELL | T6   | STD  | 2     | \$3,600   |     | \$710,000   | \$420.37 | 1689 | 1950/PUB | 5,928/0.1361  | N       | 2        | 12/30/21 | <a href="#">11/11</a>   |
| 50 | <a href="#">21750574</a>      | S | 2916 W    | <a href="#">Century BLVD</a>      | ING  | 102  | STD  | 3     |           |     | \$1,230,000 | \$547.40 | 2247 | 1954     | 6,664/0.15    | N       |          | 12/27/21 | <a href="#">133/133</a> |
| 51 | <a href="#">WS21186891</a>    | S | 11229     | <a href="#">Dodson ST</a>         | ELM  | 619  | STD  | 3     | \$0       |     | \$1,660,000 | \$323.46 | 5132 | 2008/ASR | 15,157/0.348  | N       | 6        | 12/27/21 | <a href="#">17/17</a>   |
| 52 | <a href="#">OC21236909</a>    | S | 249 S     | <a href="#">Avenue 54</a>         | LA   | 632  | TRUS | 3     | \$26,100  |     | \$1,276,000 | \$425.90 | 2996 | 1922/ASR | 17,385/0.3991 | N       | 0        | 12/27/21 | <a href="#">33/33</a>   |
| 53 | <a href="#">21782834</a>      | S | 237 E     | <a href="#">Lemon AVE</a>         | MNRO | 639  | STD  | 3     |           |     | \$1,228,000 | \$583.65 | 2104 | 1911     | 7,967/0.18    |         | 3        | 12/28/21 | <a href="#">78/78</a>   |
| 54 | <a href="#">AR21109733</a>    | S | 2603      | <a href="#">Lincoln Park AVE</a>  | LHTS | 677  | STD  | 3     | \$0       |     | \$660,000   | \$247.75 | 2664 | 1971/ASR | 7,444/0.1709  | N       | 2        | 12/28/21 | <a href="#">182/372</a> |
| 55 | <a href="#">IV21053156</a>    | S | 8827 S    | <a href="#">Fir AVE</a>           | LA   | 699  | STD  | 3     | \$32,400  |     | \$700,000   | \$272.59 | 2568 | 1939/ASR | 6,782/0.1557  | N       | 1        | 12/30/21 | <a href="#">100/100</a> |
| 56 | <a href="#">SB21188640</a>    | S | 123 S     | <a href="#">Bowling Green WAY</a> | LA   | C06  | STD  | 3     | \$105,600 |     | \$3,146,439 | \$612.62 | 5136 | 1929/ASR | 8,131/0.1867  | N       | 4        | 12/30/21 | <a href="#">96/96</a>   |
| 57 | <a href="#">21791382</a>      | S | 916       | <a href="#">Hilldale AVE</a>      | WHO  | C10  | STD  | 3     |           |     | \$2,200,000 | \$717.31 | 3067 | 1924     | 5,676/0.13    | N       |          | 12/27/21 | <a href="#">48/48</a>   |
| 58 | <a href="#">TR21195265</a>    | S | 900       | <a href="#">Havenhurst DR</a>     | WHO  | C10  | STD  | 3     | \$154,140 |     | \$2,650,000 | \$763.25 | 3472 | 1923/ASR | 6,688/0.1535  | N       | 0        | 12/30/21 | <a href="#">67/67</a>   |
| 59 | <a href="#">PW21253878</a>    | S | 2106 S    | <a href="#">Cochran AVE</a>       | LA   | C16  | STD  | 3     | \$47,856  |     | \$940,000   | \$498.94 | 1884 | 1941/ASR | 7,561/0.1736  | N       | 3        | 12/28/21 | <a href="#">7/7</a>     |
| 60 | <a href="#">SR21233073</a>    | S | 2610 S    | <a href="#">Harcourt AVE</a>      | LA   | C16  | STD  | 3     | \$4,450   |     | \$1,000,000 | \$376.79 | 2654 | 1924/ASR | 7,164/0.1645  | N       | 1        | 12/28/21 | <a href="#">25/25</a>   |
| 61 | <a href="#">21723180</a>      | S | 1544      | <a href="#">Hauser BLVD</a>       | LA   | C16  | STD  | 3     |           |     | \$1,225,000 | \$518.63 | 2362 | 1928     | 6,752/0.15    |         | 2        | 12/30/21 | <a href="#">178/178</a> |
| 62 | <a href="#">21103221</a>      | S | 6427      | <a href="#">Orange ST</a>         | LA   | C19  | STD  | 3     |           |     | \$2,360,000 | \$585.32 | 4032 | 1936     | 6,251/0.14    |         | 4        | 12/29/21 | <a href="#">14/14</a>   |
| 63 | <a href="#">21704050&lt;/</a> |   |           |                                   |      |      |      |       |           |     |             |          |      |          |               |         |          |          |                         |

|     | Listing_ID                 | S | St# St Name                       | City | Area | SLC      | Units | GSI         | Cap | L/C Price    | \$/Sqft  | Sqft  | YrBuilt  | LSqft/Ac      | PrvPool | Grg_Spcs | Date     | DOM/CDOM                |
|-----|----------------------------|---|-----------------------------------|------|------|----------|-------|-------------|-----|--------------|----------|-------|----------|---------------|---------|----------|----------|-------------------------|
| 71  | <a href="#">WS21221749</a> | S | 803 W 6th ST                      | SP   | 183  | STD      | 4     | \$67,500    | 6   | \$920,000    | \$365.08 | 2520  | 1920/ASR | 4,519/0.1037  | N       | 0        | 12/28/21 | <a href="#">43/43</a>   |
| 72  | <a href="#">SB21250588</a> | S | 1266 W 22nd ST                    | SP   | 183  | STD,TRUS | 4     | \$61,920    |     | \$1,180,000  | \$357.03 | 3305  | 1970/ASR | 5,404/0.1241  | N       | 5        | 12/28/21 | <a href="#">6/6</a>     |
| 73  | <a href="#">BB21233441</a> | S | 1926 N Hollywood WAY              | BBK  | 610  | STD,TRUS | 4     | \$56,280    |     | \$1,325,000  | \$472.54 | 2804  | 1951/ASR | 6,830/0.1568  | N       | 4        | 12/30/21 | <a href="#">5/5</a>     |
| 74  | <a href="#">320008786</a>  | S | 420 E Tujunga AVE                 | BBK  | 610  | STD      | 4     | \$0         | 0   | \$2,000,000  | \$406.17 | 4924  | 2003     | 6,689/0.1536  | N       | 0        | 12/29/21 | <a href="#">0/0</a>     |
| 75  | <a href="#">IV21268787</a> | S | 430 W Center ST                   | CVN  | 614  | STD      | 4     | \$5,400     |     | \$1,300,000  | \$311.90 | 4168  | 1984/ASR | 10,216/0.2345 | N       | 4        | 12/30/21 | <a href="#">0/0</a>     |
| 76  | <a href="#">OC21217174</a> | S | 10819 Elliott AVE                 | ELM  | 619  | STD      | 4     | \$57,160    |     | \$1,068,000  | \$334.59 | 3192  | 1959/ASR | 6,368/0.1462  | N       | 0        | 12/30/21 | <a href="#">10/10</a>   |
| 77  | <a href="#">CV21159649</a> | S | 5081 Borland RD                   | LA   | 621  | STD      | 4     | \$44,508    |     | \$795,000    | \$358.92 | 2215  | 1959/ASR | 5,318/0.1221  | N       | 4        | 12/29/21 | <a href="#">86/86</a>   |
| 78  | <a href="#">21106285</a>   | S | 812 N Vendome ST                  | LA   | 671  | STD      | 4     |             |     | \$1,880,000  | \$458.09 | 4104  | 1927     | 5,000/0.11    | N       |          | 12/29/21 | <a href="#">12/12</a>   |
| 79  | <a href="#">DW21252431</a> | S | 2426 Boulder ST                   | LA   | BOYH | STD      | 4     | \$0         | 0   | \$2,570,000  | \$338.69 | 7588  | 2021/BLD | 7,000/0.1607  | N       | 4        | 12/27/21 | <a href="#">0/0</a>     |
| 80  | <a href="#">21705714</a>   | S | 148 S Normandie AVE               | LA   | C17  | STD      | 4     |             |     | \$1,533,000  | \$430.74 | 3559  | 1942     | 5,944/0.13    | N       | 5        | 12/29/21 | <a href="#">226/401</a> |
| 81  | <a href="#">21104369</a>   | S | 1513 Winona BLVD                  | LA   | C20  | STD      | 4     |             |     | \$1,226,000  | \$446.47 | 2746  | 1921     | 6,758/0.15    | N       |          | 12/30/21 | <a href="#">17/17</a>   |
| 82  | <a href="#">OC21122434</a> | S | 8818 Ramsgate AVE                 | WS   | C29  | STD      | 4     | \$10,041    |     | \$1,695,000  | \$458.85 | 3694  | 1952/EST | 6,820/0.1566  | N       | 4        | 12/30/21 | <a href="#">124/124</a> |
| 83  | <a href="#">SR21150723</a> | S | 1336 W Martin Luther King Jr BLVD | LA   | C34  | STD,TRUS | 4     | \$45,900    |     | \$950,000    | \$230.58 | 4120  | 1923/ASR | 6,400/0.1469  | N       | 0        | 12/29/21 | <a href="#">87/87</a>   |
| 84  | <a href="#">20592592</a>   | S | 9051 S NORMANDIE AVE              | LA   | C36  | STD      | 4     |             |     | \$555,000    | \$213.22 | 2603  | 1939     | 4,553/0.1     | N       |          | 12/29/21 | <a href="#">368/368</a> |
| 85  | <a href="#">21100041</a>   | S | 10642 S Central AVE               | LA   | C37  | STD      | 4     |             |     | \$881,875    | \$269.11 | 3277  | 1945     | 7,484/0.17    | N       |          | 12/29/21 | <a href="#">5/5</a>     |
| 86  | <a href="#">PW21250951</a> | S | 14505 Alburis AVE                 | NWK  | M1   | STD,TRUS | 4     | \$4,850     |     | \$1,060,000  | \$351.46 | 3016  | 1962/ASR | 5,743/0.1318  | N       | 4        | 12/29/21 | <a href="#">21/21</a>   |
| 87  | <a href="#">CV21228191</a> | S | 14424 Flallon AVE                 | NWK  | M1   | STD      | 4     | \$0         |     | \$1,070,000  | \$354.77 | 3016  | 1962/ASR | 6,327/0.1452  | N       | 0        | 12/28/21 | <a href="#">26/26</a>   |
| 88  | <a href="#">CV21219261</a> | S | 14422 Flallon AVE                 | NWK  | M1   | STD      | 4     | \$0         |     | \$1,070,000  | \$354.77 | 3016  | 1962/ASR | 6,396/0.1468  | N       | 0        | 12/28/21 | <a href="#">26/26</a>   |
| 89  | <a href="#">MB21233537</a> | S | 523 N Willow AVE                  | CMP  | RO   | STD      | 4     | \$0         |     | \$755,000    | \$314.58 | 2400  | 1952/EST | 6,500/0.1492  | N       | 2        | 12/28/21 | <a href="#">44/170</a>  |
| 90  | <a href="#">21724282</a>   | S | 6345 Ajax AVE                     | BG   | T3   | STD      | 4     |             |     | \$1,250,000  | \$423.16 | 2954  | 1944     | 12,000/0.27   | N       |          | 12/28/21 | <a href="#">88/88</a>   |
| 91  | <a href="#">21757676</a>   | S | 10933 Acacia AVE                  | ING  | 105  | STD      | 5     |             |     | \$1,230,000  | \$358.39 | 3432  | 1957     | 6,596/0.15    | N       |          | 12/28/21 | <a href="#">115/115</a> |
| 92  | <a href="#">CV20012361</a> | S | 805 N Pasadena AVE                | AZU  | 607  | STD      | 5     | \$92,040    |     | \$1,485,000  | \$335.97 | 4420  | 1985/ASR | 7,613/0.1748  | N       | 8        | 12/29/21 | <a href="#">464/464</a> |
| 93  | <a href="#">CV21260663</a> | S | 3720 Pine AVE                     | ELM  | 619  | STD      | 5     | \$74,160    | 4   | \$1,150,000  | \$451.69 | 2546  | 1953/ASR | 13,069/0.3    | N       | 2        | 12/30/21 | <a href="#">2/2</a>     |
| 94  | <a href="#">TR21109470</a> | S | 117 S Hoover ST                   | SVL  | 671  | STD      | 5     | \$1         |     | \$1,565,000  | \$350.11 | 4470  | 1922/ASR | 7,610/0.1747  | N       | 5        | 12/30/21 | <a href="#">152/152</a> |
| 95  | <a href="#">NP21134904</a> | S | 9683 W Olympic BLVD               | BEVH | C01  | STD      | 5     | \$0         |     | \$3,800,000  | \$558.82 | 6800  | 1936/ASR | 7,806/0.1792  | N       | 0        | 12/27/21 | <a href="#">144/144</a> |
| 96  | <a href="#">21797972</a>   | S | 3745 S Centinela AVE              | LA   | C13  | STD      | 5     |             |     | \$1,942,500  | \$426.55 | 4554  | 1959     | 4,950/0.11    | N       |          | 12/29/21 | <a href="#">9/9</a>     |
| 97  | <a href="#">21787180</a>   | S | 1236 N Edgemont ST                | LA   | C20  | STD      | 5     |             |     | \$2,300,000  | \$477.18 | 4820  | 1948     | 14,459/0.33   | N       | 5        | 12/28/21 | <a href="#">45/45</a>   |
| 98  | <a href="#">DW21238258</a> | S | 1728 S Bonnie Brae ST             | LA   | C34  | STD      | 5     | \$65,400    |     | \$975,000    | \$180.39 | 5405  | 1912/OTH | 6,250/0.1435  | N       | 0        | 12/29/21 | <a href="#">9/9</a>     |
| 99  | <a href="#">PW21245154</a> | S | 4801 Filmore ST                   | BELL | T6   | STD      | 5     | \$70,560    |     | \$1,100,000  | \$298.75 | 3682  | 1963/ASR | 7,492/0.172   | N       | 4        | 12/29/21 | <a href="#">0/0</a>     |
| 100 | <a href="#">21790314</a>   | S | 8265 Crenshaw DR                  | ING  | 101  | STD      | 6     |             |     | \$1,500,000  | \$349.08 | 4297  | 1952     | 6,729/0.15    | N       |          | 12/30/21 | <a href="#">41/41</a>   |
| 101 | <a href="#">21106301</a>   | S | 663 W 13th ST                     | SP   | 185  | STD      | 6     |             |     | \$1,925,000  | \$335.54 | 5737  | 1967     | 6,764/0.15    | N       |          | 12/30/21 | <a href="#">32/32</a>   |
| 102 | <a href="#">21796264</a>   | S | 1637 Micheltorena ST              | LA   | 671  | STD      | 6     |             |     | \$1,605,000  | \$467.25 | 3435  | 1928     | 8,573/0.19    | N       |          | 12/28/21 | <a href="#">18/18</a>   |
| 103 | <a href="#">21777680</a>   | S | 1110 Echo Park AVE                | LA   | 671  | STD      | 6     |             |     | \$2,375,000  | \$421.25 | 5638  | 1916     | 7,512/0.17    | N       | 4        | 12/30/21 | <a href="#">32/32</a>   |
| 104 | <a href="#">21783660</a>   | S | 639 Robinson ST                   | LA   | 671  | STD      | 6     |             |     | \$2,825,000  | \$693.59 | 4073  | 1931     | 6,616/0.15    | N       | 2        | 12/30/21 | <a href="#">45/45</a>   |
| 105 | <a href="#">PW21245136</a> | S | 2815 E 1st ST                     | LA   | BOYH | STD      | 6     | \$85,800    |     | \$1,150,000  | \$258.89 | 4442  | 1932/ASR | 8,569/0.1967  | N       | 0        | 12/29/21 | <a href="#">12/12</a>   |
| 106 | <a href="#">21790230</a>   | S | 911 Alandale AVE                  | LA   | C19  | STD      | 6     | \$172,800   |     | \$2,600,000  | \$471.95 | 5509  | 1938     | 8,434/0.19    | N       | 6        | 12/27/21 | <a href="#">11/11</a>   |
| 107 | <a href="#">21101815</a>   | S | 7661 Fountain AVE                 | LA   | C20  | STD      | 6     |             |     | \$2,050,000  | \$426.73 | 4804  | 1955     | 6,173/0.14    | N       |          | 12/29/21 | <a href="#">40/196</a>  |
| 108 | <a href="#">PW21201766</a> | S | 3450 Santa Ana ST                 | SOG  | T2   | STD      | 6     | \$53,040    |     | \$1,160,000  | \$306.47 | 3785  | 1923/ASR | 9,333/0.2143  | N       | 3        | 12/30/21 | <a href="#">43/43</a>   |
| 109 | <a href="#">21787756</a>   | S | 1635 S Beverly Glen BLVD          | LA   | C05  | STD      | 7     |             |     | \$4,555,000  | \$560.75 | 8123  | 1950     | 6,760/0.15    | N       | 5        | 12/27/21 | <a href="#">18/18</a>   |
| 110 | <a href="#">PW21245137</a> | S | 5206 Elizabeth ST                 | CUD  | T5   | STD      | 7     | \$107,880   |     | \$1,520,000  | \$294.52 | 5161  | 1959/ASR | 20,439/0.4692 | N       | 6        | 12/30/21 | <a href="#">0/0</a>     |
| 111 | <a href="#">SB21205029</a> | S | 1622 Gramercy AVE                 | TORR | 134  | STD      | 8     | \$278,400   | 4   | \$5,750,000  | \$383.85 | 14980 | 2010/ASR | 11,069/0.2541 | N       | 16       | 12/29/21 | <a href="#">39/39</a>   |
| 112 | <a href="#">BB21240717</a> | S | 335 N Howard ST                   | GD   | 628  | TRUS     | 8     | \$152,890   |     | \$2,865,000  | \$452.18 | 6336  | 1958/ASR | 7,508/0.1724  | N       | 0        | 12/30/21 | <a href="#">7/7</a>     |
| 113 | <a href="#">21114683</a>   | S | 2314 GLENDALE BLVD                | LA   | 671  | STD      | 8     |             |     | \$3,700,000  | \$836.35 | 4424  | 1957     | 7,375/0.1693  | N       |          | 12/30/21 | <a href="#">0/0</a>     |
| 114 | <a href="#">21734454</a>   | S | 1732 W 20TH ST                    | LA   | C16  | STD      | 8     |             |     | \$1,675,000  | \$430.81 | 3888  | 1924     | 6,569/0.15    | N       |          | 12/29/21 | <a href="#">198/198</a> |
| 115 | <a href="#">21696502</a>   | S | 1441 S Cloverdale AVE             | LA   | C16  | STD      | 8     |             |     | \$2,125,000  | \$365.94 | 5807  | 1951     | 6,851/0.15    | N       |          | 12/29/21 | <a href="#">175/175</a> |
| 116 | <a href="#">21114673</a>   | S | 4825 W 18TH ST                    | LA   | C16  | STD      | 8     |             |     | \$3,200,000  | \$513.89 | 6227  | 1966     | 6,999/0.1607  | N       |          | 12/30/21 | <a href="#">0/0</a>     |
| 117 | <a href="#">21742758</a>   | S | 2110 S Bonsall AVE                | LA   | C42  | STD      | 8     |             |     | \$1,485,000  | \$405.96 | 3658  | 1920     | 6,238/0.14    | N       |          | 12/27/21 | <a href="#">169/169</a> |
| 118 | <a href="#">21783414</a>   | S | 12011 Pacific AVE                 | LA   | C13  | STD      | 9     |             |     | \$3,150,000  | \$408.14 | 7718  | 1969     | 7,507/0.17    | N       |          | 12/29/21 | <a href="#">46/83</a>   |
| 119 | <a href="#">21103285</a>   | S | 1900 Huntington DR                | SPAS | 658  | STD      | 10    |             |     | \$3,750,000  | \$408.76 | 9174  | 1950     | 14,182/0.32   | N       |          | 12/30/21 | <a href="#">2/2</a>     |
| 120 | <a href="#">SW21208420</a> | S | 144 N Swail DR                    | BEVH | C01  | STD,TRUS | 10    | \$260,370   | 3   | \$5,500,000  | \$556.96 | 9875  | 1958/ASR | 9,212/0.2115  | N       | 0        | 12/29/21 | <a href="#">58/58</a>   |
| 121 | <a href="#">SR21267912</a> | S | 14527 Hartland ST                 | VNS  | VN   | STD      | 10    | \$136,440   |     | \$1,995,000  | \$315.66 | 6320  | 1936/ASR | 11,220/0.2576 | N       | 0        | 12/27/21 | <a href="#">0/0</a>     |
| 122 | <a href="#">21697086</a>   | S | 1445 S Cloverdale AVE             | LA   | C16  | STD      | 11    |             |     | \$3,500,000  | \$506.22 | 6914  | 1963     | 6,850/0.15    | N       |          | 12/29/21 | <a href="#">174/174</a> |
| 123 | <a href="#">21114459</a>   | S | 1751 WESTMORELAND BLVD            | LA   | C16  | STD      | 12    |             |     | \$2,450,000  | \$247.78 | 9888  | 1923     | 14,493/0.3327 | N       |          | 12/28/21 | <a href="#">0/0</a>     |
| 124 | <a href="#">21794222</a>   | S | 5804 San Vicente BLVD             | LA   | C19  | STD      | 12    |             |     | \$3,375,000  | \$343.76 | 9818  | 1950     | 9,715/0.22    | N       |          | 12/31/21 | <a href="#">53/53</a>   |
| 125 | <a href="#">PV21256346</a> | S | 1634 260th ST                     | HC   | 124  | STD      | 13    | \$164,940   | 3   | \$2,550,000  | \$287.36 | 8874  | 1976/ASR | 15,812/0.363  | N       | 0        | 12/30/21 | <a href="#">11/11</a>   |
| 126 | <a href="#">SR21144335</a> | S | 3420 Santa Anita AVE              | ELM  | 619  | STD      | 18    | \$309,640   | 5   | \$4,432,500  | \$342.07 | 12958 | 1948/ASR | 25,480/0.5849 | N       | 0        | 12/27/21 | <a href="#">104/104</a> |
| 127 | <a href="#">21697094</a>   | S | 1443 S Cloverdale AVE             | LA   | C16  | STD      | 19    |             |     | \$5,625,000  | \$442.18 | 12721 | 1963     | 13,699/0.31   | N       |          | 12/29/21 | <a href="#">174/174</a> |
| 128 | <a href="#">SR21224293</a> | S | 18655 Clark ST                    | TAR  | TAR  | STD      | 22    | \$285,270   | 4   | \$4,950,000  | \$317.51 | 15590 | 1964/ASR | 17,340/0.3981 | N       | 0        | 12/29/21 | <a href="#">16/16</a>   |
| 129 | <a href="#">DW21269453</a> | S | 8817 Tobias AVE                   | PC   | PC   | STD      | 64    | \$1,228,800 |     | \$12,600,000 | \$713.56 | 17658 | 1959/ASR | 38,641/0.8871 | N       | 0        | 12/28/21 | <a href="#">0/0</a>     |

Customer Short

**4322 W 167th St, Lawndale 90260**  
405 South exit 42A, follow ramp CA-107 / Hawthorne Blvd. Left on W 166th Street. Right on the corner then turn left on W 167th St.

STATUS: Closed

LIST/CLOSE:  
\$875,000/\$900,500 ↑



SQFT: 2,052  
LOT(src): 0.1607/7,002 (A)  
PARKING SPACES: 4  
YEAR BLT(src): 1944 (ASR)  
DOM / CDOM: 15/15  
UNITS TOTAL: 2  
BLDG TOTAL: 1

SALE TYPE: Standard  
ML#: SR21241222  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:No/No  
AREA: 113 - South Lawndale

PRICE PER SQFT: \$438.84  
ORIGINAL \$: \$875,000  
STORIES: One  
GSI: \$0  
OP EXPENSE: \$0  
NET INCOME: \$0

LIST DATE: 11/04/21  
PURCHASE CONTRACT: 11/19/21

CLOSE DATE: 12/30/21  
CLOSE PRICE: \$900,500

CONCESSIONS: \$5,000  
TERMS: 1031 Exchange, Cash,  
Conventional, FHA, VA Loan

Great Investment!! Very cute Duplex in the desirable area of Lawndale. Beautiful Beach Palms throughout the property. Front unit is a 2 bedroom, 2 bath with a nice size kitchen and laundry inside. Back unit is 2 bedroom with 1 full bath, with private side yard. Each unit has its own laundry area and 1 car garage. Long drive way. Home is walking distance to shopping and restaurants. Close to the 405 Freeway and Beach cities!

CUSTOMER SHORT:Residential Income ML#: SR21241222

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3:37:45 PM

**1704 Fern Ave, Torrance 90503**  
West of Crenshaw and South of Carson

STATUS: Closed

LIST/CLOSE:  
\$1,340,000/\$1,305,000 ↓



SQFT: 2,720  
LOT(src): 0.1518/6,614 (A)  
PARKING SPACES: 3  
YEAR BLT(src): 1972 (ASR)  
DOM / CDOM: 61/61  
UNITS TOTAL: 2  
BLDG TOTAL: 1

SALE TYPE: Standard  
ML#: SB21209534  
B TRACT / MODEL:  
VIEW: No  
POOL / SPA:No/No  
AREA: 126 - Central Torrance

PRICE PER SQFT: \$479.78  
ORIGINAL \$: \$1,380,000  
STORIES: Two  
GSI: \$4,095  
OP EXPENSE: \$22,000  
NET INCOME: \$2,262

LIST DATE: 09/27/21  
PURCHASE CONTRACT: 11/27/21

CLOSE DATE: 12/30/21  
CLOSE PRICE: \$1,305,000

CONCESSIONS: \$7,500  
TERMS: Cash to New Loan

Two story duplex on a corner lot. The 3 bedroom unit is immaculate but original. The 2 bedroom upper unit has been totally refurbished. Both units have private patios. Both units have attached garages. The exterior has been painted and the units have new windows. The current rents are below market

CUSTOMER SHORT:Residential Income ML#: SB21209534

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3:37:45 PM

4212 W 182nd St, Torrance 90504

STATUS: Closed

LIST/CLOSE:

\$1,250,000/\$1,250,000

East Hawthorne /Amie



SQFT: 2,000  
LOT(src): 0.1736/7,561 (A)  
PARKING SPACES: 4  
YEAR BLT(src): 1949 (EST)  
DOM / CDOM: 9/9  
UNITS TOTAL: 2  
BLDG TOTAL: 2

SALE TYPE: Standard  
ML#: SB21255220  
B TRACT / MODEL:  
VIEW: No  
POOL / SPA: No/No  
AREA: 132 - N Torrance - West

PRICE PER SQFT: \$625.00  
ORIGINAL \$: \$1,250,000  
STORIES:  
GSI: \$40,800  
OP EXPENSE: \$1,920  
NET INCOME: \$38,880

LIST DATE: 11/26/21

CLOSE DATE: 12/29/21

CONCESSIONS: \$7,500

PURCHASE CONTRACT: 12/05/21

CLOSE PRICE: \$1,250,000

TERMS: Cash, Conventional,  
Submit

Partially remodeled and updated duplex with a rear owners unit and a well maintained front unit great for investment or owner occupant. Zoned Torr MD (medium density) for a future build opportunity. The front house is a 3 bed 1 bath cosmetically remodeled with new kitchen, new bath & laminate floors throughout plus laundry room and separate yard for privacy. The rear owners 3 bed 1 bath unit nicely updated with a fireplace and laminate flooring in living area which also has a corner fireplace. The kitchen was just updated with stainless appliances and newly glazed tile counters plus has an attached laundry area. Cosmetic and major updates throughout including ceiling fans, light fixtures and faux wood tile flooring in the kitchen Large private back yard surrounded by mature fruit trees and drought tolerant/low maintenance landscaping. Close proximity to schools, shopping and transportation plus Redondo Beach adjacent

CUSTOMER SHORT: Residential Income ML#: SB21255220

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3:37:45 PM

210 N California St, Burbank 91505

STATUS: Closed

LIST/CLOSE:

\$1,250,000/\$1,250,000

California Street is closed at Alameda Ave. To drive by the property take Hollywood Way to Oak St. to California St.



SQFT: 1,370  
LOT(src): 0.166/7,232 (E)  
PARKING SPACES: 2  
YEAR BLT(src): 1951 (ASR)  
DOM / CDOM: 40/40  
UNITS TOTAL: 2  
BLDG TOTAL: 2

SALE TYPE: Standard  
ML#: SR21233989  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: No/No  
AREA: 610 - Burbank

PRICE PER SQFT: \$912.41  
ORIGINAL \$: \$1,250,000  
STORIES:  
GSI: \$4,800  
OP EXPENSE: \$6,740  
NET INCOME: \$4,238

LIST DATE: 10/22/21

CLOSE DATE: 12/28/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 12/01/21

CLOSE PRICE: \$1,250,000

TERMS: 1031 Exchange

2 unit duplex in a great area of Burbank. Easy access to everything. Unit 210 is a one bedroom one bath unit with living room, separate kitchen with eating area rent \$1800 a month Unit 212 is a two bedroom one bath unit with remodeled kitchen, living room with fireplace, dining area, wood flooring. Large rear yard with 2 car garage with laundry hook ups rented out for \$3000 a month . Idea for owner user, live in one unit and collect rent on the other. The property is located in Burbank, practically across the street from the new Whole Foods . which is a highly desirable rental market and is known as the media capital of the world. It is home to Disney Studios, Warner Brothers, and NBC. The city has over 60+ restaurants, 20+ movie screens; its residents enjoy top ranked schools, easy access to the 5 and 134 freeways, and close proximity to the Burbank Metro Link. Back yard to add possible multiple A.D.U off of Alley " do not disturb the tenants."

CUSTOMER SHORT: Residential Income ML#: SR21233989

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3:37:45 PM

1010 E Chevy Chase Dr, Glendale 91205 STATUS: Closed

LIST/CLOSE:  
\$849,000/\$980,000 ↑

Adams & Chevy Chase



SQFT: 1,920  
LOT(src): 0.0933/4,063 (A)  
PARKING SPACES: 4  
YEAR BLT(src): 1972 (ASR)  
DOM / CDOM: 10/10  
UNITS TOTAL: 2  
BLDG TOTAL: 1

SALE TYPE: Trust  
ML#: SR21217453  
B TRACT / MODEL:  
VIEW: No  
POOL / SPA: No/No  
AREA: 628 - Glendale-South of 134 Fwy

PRICE PER SQFT: \$510.42  
ORIGINAL \$: \$849,000  
STORIES: Two  
GSI: \$0  
OP EXPENSE: \$0  
NET INCOME: \$0

LIST DATE: 10/04/21

PURCHASE CONTRACT: 10/14/21

CLOSE DATE: 12/30/21

CLOSE PRICE: \$980,000

CONCESSIONS: \$0

TERMS: Cash, Conventional

Amazing prime location near Adams Hill!!! Both units are vacant!!!! Ready for new owners!!! There are 2 two story, two bedroom 1.5 bathroom units! Good parking area in the back of the complex. Fixer Sold AS-IS. Great potential! High rent area! Possibly live in one unit, rent out the other! Close to Kafn Coffee and other cool places! Incredible opportunity!!! Trust sale, no court confirmation needed.

CUSTOMER SHORT: Residential Income ML#: SR21217453

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5036 Aldama, Los Angeles 90042

STATUS: Closed

LIST/CLOSE:  
\$1,099,000/\$1,030,000 ↓

Off Aldama Street and North Avenue



SQFT: 1,686  
LOT(src): 0.161/7,014 (P)  
PARKING SPACES: 2  
YEAR BLT(src): 1961 (PUB)  
DOM / CDOM: 155/155  
UNITS TOTAL: 2  
BLDG TOTAL: 1

SALE TYPE: Standard  
ML#: EV21137311  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: No/No  
AREA: 632 - Highland Park

PRICE PER SQFT: \$610.91  
ORIGINAL \$: \$1,250,000  
STORIES: Three Or More  
GSI: \$49,416  
OP EXPENSE: \$14,460  
NET INCOME: \$34,956

LIST DATE: 06/24/21

PURCHASE CONTRACT: 11/27/21

CLOSE DATE: 12/29/21

CLOSE PRICE: \$1,030,000

CONCESSIONS: \$0

TERMS: Cash, Conventional

Opportunity arises to own this architecturally significant 2 unit building. Architect, Allyn Edward Morris (1922-2009), most famous for his Morris Residence in Silver Lake, built matching duplexes unlike any other multifamily residence in Highland Park. Many aspects of this building has been updated, but kept the finishes true to his designs. We have extensively renovated much of the natural wood that was used in the house as well as create proper drainage for the hillside. One of the best features of this exquisite house is the sliding glass doors between the living room and the balcony. Experience a completely open floor plan connecting the inside and outside as you entertain guests. The inside has expansive ceilings, skylights in the bathroom and loft and enough windows to let in natural light and obtain your Copenhagen Hygge while maintaining privacy. Make this 2 unit your inspiring property. Both units (5036-5038) are currently rented out but still available for viewing by appointment. Please be respectful and do not disturb tenants and their privacy.

CUSTOMER SHORT: Residential Income ML#: EV21137311

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022 3:37:45 PM

4016 Sunset Ave, Montrose 91020

N. of Honolulu and E. of Rosemont or Google it!



SQFT: 2,728  
LOT(src): 0.1/4,502  
PARKING SPACES:  
YEAR BLT(src): 2015  
DOM / CDOM: 37/37  
UNITS TOTAL: 2  
BLDG TOTAL: 1

LIST DATE: 11/04/21  
PURCHASE CONTRACT: 12/12/21

STATUS: Closed

SALE TYPE: Standard  
ML#: 21102731  
B TRACT / MODEL:  
VIEW: Yes  
POOL / SPA: No/No  
AREA: 635 - La  
Crescenta/Glendale Montrose  
& Annex

CLOSE DATE: 12/28/21  
CLOSE PRICE: \$1,750,000

LIST/CLOSE:

\$1,790,000/\$1,750,000 ↓

PRICE PER SQFT: \$641.50  
ORIGINAL \$: \$1,790,000  
STORIES: Two  
GSI:  
OP EXPENSE: \$26,770  
NET INCOME: \$56,030

CONCESSIONS:  
TERMS: Cash

2015 YR BUILT Great income producer in heart of Montrose/La Crescenta Area. Both units are occupied by great tenants. Each unit boasts open layout with great living space with 3 beds/2bath WITH ITS OWN SEPARATE LAUNDRY ROOM. The upper unit has a fabulous mountain view from oversized balcony with plenty of natural light. The lower unit enjoys a spacious backyard with wooden deck. Both units have laundry in unit, wooden floor throughout, full-size bathrooms, secured auto gate and central AC. This duplex is located in an EXCELLENT SCHOOL DISTRICT (Check out schools at Glendale USD) and offers walking distance to Montrose Village, Trader's Joe and great shops on Montrose/Honolulu. This truly won't last long, Don't miss it! DO NOT DISTURB TENANT. DRIVE BY ONLY.

CUSTOMER SHORT:Residential Income ML#: 21102731

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3:37:45 PM

609 E Olive Ave, Monrovia 91016

refer to navigation



SQFT: 2,032  
LOT(src): 0.1817/7,914 (A)  
PARKING SPACES: 4  
YEAR BLT(src): 1991 (ASR)  
DOM / CDOM: 3/3  
UNITS TOTAL: 2  
BLDG TOTAL: 1

LIST DATE: 10/04/21  
PURCHASE CONTRACT: 10/11/21

STATUS: Closed

SALE TYPE: Standard  
ML#: AR21220199  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: No/No  
AREA: 639 - Monrovia

CLOSE DATE: 12/30/21  
CLOSE PRICE: \$975,000

LIST/CLOSE:

\$979,000/\$975,000 ↓

PRICE PER SQFT: \$479.82  
ORIGINAL \$: \$979,000  
STORIES: One  
GSI: \$3,700  
OP EXPENSE: \$215  
NET INCOME: \$3,485

CONCESSIONS: \$0  
TERMS: Cash to New Loan,  
Conventional

Great Opportunity for an Investor or Owner rent one and live in the other. Additional unit located on the property with out permits buyer to conduct their own investigations regarding permits, square footage and room count. Two legal units located on the property the third unit is unpermitted. two car garage for each permitted unit.

CUSTOMER SHORT:Residential Income ML#: AR21220199

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3:37:45 PM

301 S Shamrock Ave, Monrovia 91016

STATUS: Closed

LIST/CLOSE:

\$1,190,000/\$1,170,000 ↓

Foothill BL.



SQFT: 1,801  
LOT(src): 0.1999/8,707 (A)  
PARKING SPACES: 3  
YEAR BLT(src): 1921 (ASR)  
DOM / CDOM: 138/138  
UNITS TOTAL: 2  
BLDG TOTAL: 2

SALE TYPE: Standard  
ML#: WS21150821  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: No/No  
AREA: 639 - Monrovia

PRICE PER SQFT: \$649.64  
ORIGINAL \$: \$1,290,000  
STORIES:  
GSI: \$0  
OP EXPENSE: \$0  
NET INCOME: \$0

LIST DATE: 07/12/21

PURCHASE CONTRACT: 12/01/21

CLOSE DATE: 12/30/21

CLOSE PRICE: \$1,170,000

CONCESSIONS: \$0

TERMS: Cash to New Loan

Huge Deduction !!!Incredible Duplex in prime Monrovia location! Front unit features three bedrooms two bathroom, a warm and inviting living room with fireplace. The bright kitchen has a cozy nook and door opens to the outside backyard. Back unit offers 2 bedrooms one bath, a large living room opens to the dining area, a spacious kitchen and an enclosed patio. Other highlights include one car garage and automatic wrought-iron gate. Each unit has a backyard area with plenty of room to grow your favorite vegetation. Perfect for an income property or for an owner-user to live in one of the units and rent the other unit out. Plenty of parking spaces. Both units are vacant and ready for move-in. Seller is very motivated !!!

CUSTOMER SHORT:Residential Income ML#: WS21150821

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3:37:45 PM

521 Mission St, South Pasadena 91030

STATUS: Closed

LIST/CLOSE:

\$1,549,000/\$1,560,000 ↑

Just West of Orange Grove Blvd. on the South side of Mission Street



SQFT: 1,704  
LOT(src): 0.16/7,340 (P)  
PARKING SPACES: 2  
YEAR BLT(src): 1922 (ASR)  
DOM / CDOM: 11/11  
UNITS TOTAL: 2  
BLDG TOTAL: 1

SALE TYPE: Standard  
ML#: P1-7587  
B TRACT / MODEL: Not Applicable  
VIEW: No  
POOL / SPA: No/No  
AREA: 658 - So. Pasadena

PRICE PER SQFT: \$915.49  
ORIGINAL \$: \$1,549,000  
STORIES: One  
GSI: \$0  
OP EXPENSE: \$0  
NET INCOME: \$0

LIST DATE: 11/29/21

PURCHASE CONTRACT: 12/10/21

CLOSE DATE: 12/30/21

CLOSE PRICE: \$1,560,000

CONCESSIONS: \$11,000

TERMS: Cash to New Loan

Located in the heart of South Pasadena, this renovated craftsman-style, side-by-side duplex is zoned MSSP-District B, which allows for an abundant number of uses. Possibilities include residential, live/work commercial, offices, restaurants, and many more. Offering two 1-bed, 1-bath units with an adjoining center hall door, features include new kitchens and baths, original wood flooring, tankless water heaters, a sizeable rear deck, and a separate outdoor barbecue area shaded by a wooden arbor. There is a two-car garage and room for additional off-street parking. In close proximity to the South Pasadena Gold Line Station, the South Pasadena Farmer's Market, Trader Joe's, and so much more, the property is also in the South Pasadena Unified School District. There is also potential for expansion and the addition of 2 Accessory Dwelling Units (ADUs). All agent representations are to be confirmed by the buyers and buyers' agent. Significant use documentation is available upon request.

CUSTOMER SHORT:Residential Income ML#: P1-7587

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3:37:45 PM

**7561 Apperson St, Tujunga 91042**

STATUS: Closed

LIST/CLOSE:

**\$749,000/\$710,000** ↓**7561 Apperson St Tujunga Ca 91042**SQFT: **1,359**LOT(src): **0.0843/3,670 (A)**PARKING SPACES: **4**YEAR BLT(src): **1955 (ASR)**DOM / CDOM: **253/253**UNITS TOTAL: **2**BLDG TOTAL: **1**SALE TYPE: **Standard**ML#: **DW21014121**

B TRACT / MODEL:

VIEW: **Yes**POOL / SPA: **No/No**AREA: **659 - Sunland/Tujunga**PRICE PER SQFT: **\$522.44**ORIGINAL \$: **\$749,000**STORIES: **One**GSI: **\$0**OP EXPENSE: **\$0**NET INCOME: **\$0**LIST DATE: **01/19/21**CLOSE DATE: **12/28/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **10/01/21**CLOSE PRICE: **\$710,000**TERMS: **Cash, Cash to New Loan, Conventional, FHA**

**Investment opportunity. Duplex, front unit 2 beds 1 bath. Back unit 1 bed 1 bath. Live in one and rent the other unit. Back unit has 2 car garage attached. Back yard fenced 2 car's parking space. Each unit has washer and dryer's hookups. Separate electric and gas meter for each unit. Good corner location zoned LAR2. Note: 2 beds 1 bath unit DELIVERED VACANT at close of escrow. Will be my pleasure to work with you.**

CUSTOMER SHORT: Residential Income ML#: DW21014121

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM**9122 Rancho Real Rd, Temple City 91780** STATUS: Closed

LIST/CLOSE:

**\$1,198,000/\$1,250,000** ↑**Off of Las Tunas - TEMPLE CITY SCHOOL DISTRICT**SQFT: **1,948**LOT(src): **0.2607/11,354 (A)**PARKING SPACES: **3**YEAR BLT(src): **1962 (ASR)**DOM / CDOM: **12/12**UNITS TOTAL: **2**BLDG TOTAL: **3**SALE TYPE: **Standard**ML#: **AR21258881**

B TRACT / MODEL:

VIEW:

POOL / SPA: **No/No**AREA: **661 - Temple City**PRICE PER SQFT: **\$641.68**ORIGINAL \$: **\$1,198,000**

STORIES:

GSI: **\$28,800**OP EXPENSE: **\$480**NET INCOME: **\$26,800**LIST DATE: **12/03/21**CLOSE DATE: **12/30/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **12/15/21**CLOSE PRICE: **\$1,250,000**TERMS: **Cash, Conventional**

**2 Properties (Duplex) on a Lot in a Beautiful Temple City Location with Temple City Schools. There are 2 separate Electrical and Gas Meters and 1 Water Meter. Both Units have separate dining area, family room, kitchen and both are 2 Bedrooms and 1 Bath each with a great floor plan. The Front unit has a 2 Car Garage and the back has a 1 Car Garage. There is also a 3rd Studio Unit in the middle. Great Lot Size of over 11,000 Square Feet. This property would be great for a family that would want to occupy, leave it as a rental or tear down and rebuild 2 homes or 1 large home, the possibilities are endless with this property. One of the most quietest streets, close to restaurants, shopping and transportation and part of the highly desirable Temple City School District.**

CUSTOMER SHORT: Residential Income ML#: AR21258881

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3:37:45 PM

5103 Pal Mal Ave, Temple City 91780

STATUS: Closed

LIST/CLOSE:

\$1,400,000/\$1,345,000 ↓

Cross street Key W. St.



SQFT: 2,758  
LOT(src): 0.2977/12,967 (A)  
PARKING SPACES: 4  
YEAR BLT(src): 1961 (ASR)  
DOM / CDOM: 69/69  
UNITS TOTAL: 2  
BLDG TOTAL: 3

SALE TYPE: Standard  
ML#: AR21193354  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: No/No  
AREA: 661 - Temple City

PRICE PER SQFT: \$487.67  
ORIGINAL \$: \$1,400,000  
STORIES: One  
GSI: \$0  
OP EXPENSE: \$0  
NET INCOME: \$0

LIST DATE: 09/01/21

CLOSE DATE: 12/28/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 11/09/21

CLOSE PRICE: \$1,345,000

TERMS: Cash, Cash to New Loan

Front home has 3 bedroom 1 3/4 bath, large family room, central air and heat and a detached 2 car garage. Formal dinning room and fireplace in large living room. Back house has 2 bedroom 1 bath, central air and heat and 2 car attached garage with extra storage. Both homes have dual pane windows. Very large lot in nice Temple City neighborhood. Two separate house on a lot. Newer roof on the front house.

CUSTOMER SHORT: Residential Income ML#: AR21193354

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3:37:45 PM

6037 Magnolia Ave, Whittier 90601

STATUS: Closed

LIST/CLOSE:

\$799,000/\$825,000 ↑

Corner of Dorland. Between Beverly Blvd. and Broadway.



SQFT: 1,695  
LOT(src): 0.1145/4,989 (A)  
PARKING SPACES: 7  
YEAR BLT(src): 1967 (ASR)  
DOM / CDOM: 5/5  
UNITS TOTAL: 2  
BLDG TOTAL: 1

SALE TYPE: Standard  
ML#: PW21248738  
B TRACT / MODEL:  
VIEW: Yes  
POOL / SPA: No/No  
AREA: 670 - Whittier

PRICE PER SQFT: \$486.73  
ORIGINAL \$: \$799,000  
STORIES:  
GSI: \$0  
OP EXPENSE: \$0  
NET INCOME: \$0

LIST DATE: 11/16/21

CLOSE DATE: 12/29/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 11/21/21

CLOSE PRICE: \$825,000

TERMS: Cash, Cash to New Loan,  
Conventional

Beautiful duplex custom built in 1967. Each unit is 2 bedrooms and 1 bath. Each has Central Air conditioning and heating. Also, each has its own washer-dryer area. The upstairs unit has new paint and carpet and is ready to move in. Downstairs shows like an owner's unit. Both units have their own 2 car garage. Great location near both Whittier and Beverly Blvds. Very short walk to the Whittier Greenway Trail and Palm Park.

CUSTOMER SHORT: Residential Income ML#: PW21248738

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3:37:45 PM

**13709 Franklin St, Whittier 90602**

STATUS: Closed

LIST/CLOSE:

\$975,000/\$980,000 ↑

EAST OF PAINTER, NORTH OF MAR VISTA, WEST OF COLLEGE



SQFT: **1,880**  
 LOT(src): **0.1517/6,610 (A)**  
 PARKING SPACES: **4**  
 YEAR BLT(src): **2021 (OTH)**  
 DOM / CDOM: **13/13**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **PW21254948**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **670 - Whittier**

PRICE PER SQFT: **\$521.28**  
 ORIGINAL \$: **\$975,000**  
 STORIES: **One**  
 GSI: **\$60,000**  
 OP EXPENSE: **\$15,730**  
 NET INCOME: **\$44,270**

LIST DATE: 11/24/21

CLOSE DATE: 12/28/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 12/07/21

CLOSE PRICE: \$980,000

TERMS: **Cash, Conventional,  
 Fannie Mae, FHA, Freddie Mac, VA  
 Loan**

GOBBLE, GOBBLE! HAPPY THANKSGIVING! RARE, ONE OF A KIND SPANISH STYLE TWO DETACHED HOMES ON A LOT. ADJACENT TO COLLEGE HILLS, MAR VISTA HEIGHTS, UPTOWN WHITTIER. WALKING DISTANCE TO PENN PARK, WHITTIER COLLEGE, AND UPTOWN WHITTIER RESTAURANTS, BREWERIES, AND SHOPS. NEAR SHOPPING, TRANSIT, HIKING TRAILS, AND GREENWAY TRAIL. FRONT HOUSE FEATURES: BUILT IN 1928, 2 BEDROOMS, 1 FULL BATHROOM, OPEN CONCEPT, WASHER, DRYER, DISHWASHER, GAS STOVE, REFRIGERATOR, DUAL PANE WINDOWS, HARDWOOD FLOORS, SMALL BASEMENT (GOOD FOR STORAGE), 2 CAR DETACHED GARAGE AND IS IN GREAT SHAPE! BACK HOUSE FEATURES: BRAND NEW CONSTRUCTION 2021, PRIVATE, HIGH CEILINGS, TONS OF NATURAL LIGHT, INDOOR LAUNDRY, 2 DECENT SIZE BEDROOMS, 2 BATHS, GAS STOVE, MICROWAVE, DISHWASHER, CENTRAL HEAT & AIR, BALCONY OFF LIVING ROOM WITH VIEWS OF DOWNTOWN LA, WHITTIER COLLEGE & THE HILLS. 2 DESIGNATED PARKING SPACES OFF DRIVEWAY. EACH UNIT HAS SEPARATE ELECTRICAL, GAS, AND ADDRESSES. GREAT LOCATION, GREAT INVESTMENT. COULD BE GOOD PROPERTY TO LIVE IN ONE, RENT THE OTHER OR TWO FAMILIES LIVING TOGETHER OR INCOME PROPERTY. WILL NOT LAST! PROPERTY RECENTLY APPRAISED FOR LIST PRICE.

CUSTOMER SHORT: Residential Income ML#: PW21254948

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 3:37:45 PM

**7014 Milton Ave, Whittier 90602**

STATUS: Closed

LIST/CLOSE:

\$1,250,000/\$1,265,000 ↑

Milton Ave. &amp; Philadelphia Rd.



SQFT: **3,196**  
 LOT(src): **0.1613/7,026 (A)**  
 PARKING SPACES: **8**  
 YEAR BLT(src): **2017 (ASR)**  
 DOM / CDOM: **23/23**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **DW21238925**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **670 - Whittier**

PRICE PER SQFT: **\$395.81**  
 ORIGINAL \$: **\$1,250,000**  
 STORIES:  
 GSI: **\$6,000**  
 OP EXPENSE: **\$4,800**  
 NET INCOME: **\$5,600**

LIST DATE: 10/30/21

CLOSE DATE: 12/29/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 11/22/21

CLOSE PRICE: \$1,265,000

TERMS: **Conventional, Fannie  
 Mae, FHA, VA Loan**

This stunning Craftsman Duplex was newly constructed in 2017 and is walking distance from the heart of Uptown Whittier. The two units are a mirror match that feature 2 bedrooms, another room that can be used as a office or bedroom, 2.5 bathrooms, and a formal dining room. The units also feature central air-condition/heating systems, recessed lights, crown molding, and dual panel low E windows. Throughout the units, you also have upgraded floors, over-sized baseboards, and ceiling fans. The kitchens have wood shaker cabinets, granite counter-top, and an island. All bedrooms and two of the full bathrooms are upstairs. The units also have their own space on the 2nd floor for a stacked washer and dryer area. Both units also have their own private backyards and one of them features structure to structure pavers. The units also have their own electrical, water, and gas meters, which means you don't have to worry about splitting bills. Both units will be delivered vacant, which is ideal to capture market rents. Both units each feature a two-car garage with an additional 2 parking spaces accessible through the ally. THE (2), TWO CAR DETACHED GARAGES ARE IDEALLY SITUATED TO CONVERT INTO TWO ADU FOR ADDITIONAL INCOME. This duplex is walking distance to shops, top restaurants, and parks. Don't miss this rare opportunity to purchase this newly constructed gem.

CUSTOMER SHORT: Residential Income ML#: DW21238925

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 3:37:45 PM

**1343 W Temple St, Los Angeles 90026**

STATUS: Closed

LIST/CLOSE:

\$995,000/\$1,105,000 ↑

Google Maps



SQFT: **2,000**  
 LOT(src): **0.09/4,135**  
 PARKING SPACES:  
 YEAR BLT(src): **2006**  
 DOM / CDOM: **11/11**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **21105663**  
 B TRACT / MODEL:  
 VIEW: **Yes**  
 POOL / SPA: **No/No**  
 AREA: **C21 – Silver Lake – Echo Park**

PRICE PER SQFT: **\$552.50**  
 ORIGINAL \$: **\$995,000**  
 STORIES: **Multi/Split**  
 GSI:  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **11/16/21**CLOSE DATE: **12/27/21**

CONCESSIONS:

PURCHASE CONTRACT: **11/27/21**CLOSE PRICE: **\$1,105,000**

TERMS:

Updated Duplex in Echo Park. Delivered vacant, built in 2006 with **NO RENT CONTROL** you will find the perfect owner/user opportunity or cash flowing investment property for the savvy investor! Each unit features 2 bedrooms, 2 baths, updated appliances, 2 parking spaces, laundry and an open layout. 1343 has an office that can be used as a 3rd bedroom and 1345 has a walk-in closet. An electric gate and storage shed give the feeling of a true compound. Sweet front porches and lovely natural light flood these 2 leveled gems. Minutes to all the action in Silver Lake, Echo Park and DTLA.

CUSTOMER SHORT: Residential Income ML#: 21105663

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**1313 S Spruce St, Montebello 90640**

STATUS: Closed

LIST/CLOSE:

\$850,000/\$850,000

Oakwood and Spruce



SQFT: **2,081**  
 LOT(src): **0.3195/13,918 (A)**  
 PARKING SPACES: **2**  
 YEAR BLT(src): **1962 (ASR)**  
 DOM / CDOM: **39/168**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **DW21164560**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **674 - Montebello**

PRICE PER SQFT: **\$408.46**  
 ORIGINAL \$: **\$850,000**  
 STORIES: **One**  
 GSI: **\$0**  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **07/26/21**CLOSE DATE: **12/27/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **09/30/21**CLOSE PRICE: **\$850,000**TERMS: **Cash, Conventional**

Great opportunity. This property has two houses on a lot. 1313 and 1311 on a 13,918 Square Foot lot. **SELLER IS MOTIVATED**. Front house is a 3 bedroom with 2 bathrooms and back house is a 2 bedroom and 1 bathroom. The back house needs work. huge back yard

CUSTOMER SHORT: Residential Income ML#: DW21164560

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**2023 Gates St, Los Angeles 90031**

STATUS: Closed

LIST/CLOSE:

\$968,000/\$935,000 ↓

Just of the 5 Freeway between the 110 and the 10. Easy route from any of these freeways. Please use Google maps for your best route.



SQFT: **2,110**  
 LOT(src): **0.15/6,905**  
 PARKING SPACES:  
 YEAR BLT(src): **1907**  
 DOM / CDOM: **37/101**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **21792236**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **677 - Lincoln Hts**

PRICE PER SQFT: **\$443.13**  
 ORIGINAL \$: **\$968,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **10/06/21**CLOSE DATE: **12/28/21**

CONCESSIONS:

PURCHASE CONTRACT: **11/12/21**CLOSE PRICE: **\$935,000**

TERMS:

**OPPORTUNITY ZONED LINCOLN HEIGHTS INCOME PROPERTY WITH GROWTH POTENTIAL!** Great duplex property generating \$66,600 per year in gross rent! Property is also located in the East L.A. State Enterprise Zone and in an up and coming federal HubZone (Source: Zimas.org) Two homes on one lot. Front house: 1262 SF, 3 bd/2 ba, remodeled kitchen, laminate and tile floors, Jack and Jill bathroom, front porch and 2 parking spaces. Back house: 848 SF, 2 bd/1 ba with backyard and storage shed. Both houses share community laundry machines. **PLEASE DO NOT DISTURB OCCUPANTS. DO NOT WALK ONTO THE PROPERTY.**

CUSTOMER SHORT: Residential Income ML#: 21792236

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022 3:37:45 PM

3011 Division St, Los Angeles 90065

STATUS: Closed

LIST/CLOSE:  
\$875,000/\$875,000

east san Fernando rd; south cazador



SQFT: 1,888  
LOT(src): 0.1671/7,278 (A)  
PARKING SPACES: 1  
YEAR BLT(src): 1921 (ASR)  
DOM / CDOM: 22/22  
UNITS TOTAL: 2  
BLDG TOTAL: 2

SALE TYPE: Standard  
ML#: AR21216969  
B TRACT / MODEL:  
VIEW: No  
POOL / SPA: No/No  
AREA: 680 - Mount Washington

PRICE PER SQFT: \$463.45  
ORIGINAL \$: \$875,000  
STORIES: One  
GSI: \$0  
OP EXPENSE: \$0  
NET INCOME: \$0

LIST DATE: 09/29/21  
PURCHASE CONTRACT: 10/26/21  
CLOSE DATE: 12/30/21  
CLOSE PRICE: \$875,000  
CONCESSIONS: \$0  
TERMS: Cash, Cash to New Loan

Front home is Spanish style with 3 bdrms 1.25 baths. Covered porch, Living room has coved ceiling, wall sconces, wood windows. Dining room has coved ceilings, built-in wood china cabinet, Separate utility room washer and dryer hookup, sink and toilet closet. Architectural details includes wood interior door with glass knobs, wood floors, coved ceilings, arch doorways, mosaic tiles and an ornate iron wall heater. Second unit is bungalow style with one bedroom and one bath. One car detached garage. Homes need work but has good bones. Lot is 7278 square and flat. Three generation have loved this home. This home is waiting for the buyer with vision and passion. Easy access to Downtown Los Angeles, Pasadena, South Pasadena.

CUSTOMER SHORT:Residential Income ML#: AR21216969

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM

1067 S Thomas St, Pomona 91766

STATUS: Closed

LIST/CLOSE:  
\$1,195,000/\$1,138,000 ↓

Thomas/11th/Garey



SQFT: 2,830  
LOT(src): 0.1797/7,829 (A)  
PARKING SPACES: 4  
YEAR BLT(src): 2021 (BLD)  
DOM / CDOM: 173/173  
UNITS TOTAL: 2  
BLDG TOTAL: 2

SALE TYPE: Standard  
ML#: CV21137039  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: No/No  
AREA: 687 - Pomona

PRICE PER SQFT: \$402.12  
ORIGINAL \$: \$1,250,000  
STORIES: Two  
GSI: \$0  
OP EXPENSE: \$0  
NET INCOME: \$0

LIST DATE: 06/23/21  
PURCHASE CONTRACT: 12/13/21  
CLOSE DATE: 12/30/21  
CLOSE PRICE: \$1,138,000  
CONCESSIONS: \$0  
TERMS: Cash to New Loan

Brand New 2021 Built. Two Spectacular Homes built on one lot. Each 1415 square foot home features the following, 3 bedroom 2.5 bath, 491 square foot 2 car garage completely finished with drywall and electric vehicle plug ins, covered patio, individual meters for each unit for all utilities, live in one rent out the other, central air and heat, fire sprinkler system, tankless water heater, laundry hook ups in garage with wash tub, pre-installed security system with cameras, fully landscaped with irrigation, automatic openers for gates for entry into driveways, tile downstairs, laminate upstairs, great floor plan. Check out the photos, you won't be disappointed.

CUSTOMER SHORT:Residential Income ML#: CV21137039

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3:37:45 PM

**854 E 105th St # A, Los Angeles 90002** STATUS: Closed

LIST/CLOSE:

**\$539,000/\$500,000** ↓

Near Central Ave and Imperial HWY.



SQFT: **1,386**  
 LOT(src): **0.1238/5,393 (A)**  
 PARKING SPACES: **2**  
 YEAR BLT(src): **1938 (ASR)**  
 DOM / CDOM: **152/152**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **DW21094609**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **699 - Not Defined**

PRICE PER SQFT: **\$360.75**  
 ORIGINAL \$: **\$539,000**  
 STORIES:  
 GSI: **\$0**  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **05/04/21**CLOSE DATE: **12/30/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **11/03/21**CLOSE PRICE: **\$500,000**TERMS: **Cash, Conventional**

**INVESTORS OPPORTUNITY DUPLEX!!!!.PRICED TO SELL FAST!..VERY NICE DUPLEX 3 BEDROOMS AND 1 BATH AND 1 BEDROOM AND 1 BATH SINGLE(per seller)..DEEP LOT,5,391 SQFT.(per assessor's) 2 CAR GARAGE, LONG DRIVE WAY,CLOSE TO FWYS AND TRANSPORTATION.THIS PROPERTY WILL NOT LAST!...BUYER AND AGENT TO DO THEIR OWN DUE DILIGENCE REGARDING NUMBER OF UNITS, BEDROOMS,BATHS,PERMITS, SQFT. ETC.**

CUSTOMER SHORT:Residential Income ML#: DW21094609

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**1437 E 81st St, Los Angeles 90001** STATUS: Closed

LIST/CLOSE:

**\$625,000/\$600,000** ↓

Between Compton Ave and Zamora Ave



SQFT: **1,550**  
 LOT(src): **0.1429/6,223 (A)**  
 PARKING SPACES: **2**  
 YEAR BLT(src): **1947 (ASR)**  
 DOM / CDOM: **8/8**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **MB21235167**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **699 - Not Defined**

PRICE PER SQFT: **\$387.10**  
 ORIGINAL \$: **\$625,000**  
 STORIES:  
 GSI: **\$0**  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **10/24/21**CLOSE DATE: **12/28/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **11/02/21**CLOSE PRICE: **\$600,000**TERMS: **Cash, Conventional**

**GREAT INVESTMENT PROPERTY!! This duplex is on a gated corner lot with 2 bedrooms and 1 bath each unit. Property is close to schools, parks, shopping, and freeway.**

CUSTOMER SHORT:Residential Income ML#: MB21235167

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**4141 W 161st St, Lawndale 90260** STATUS: Closed

LIST/CLOSE:

**\$650,000/\$665,000** ↑

Head south on Freeman Ave off Manhattan Beach Blvd. Head east on 161st



SQFT: **1,874**  
 LOT(src): **0.1318/5,740 (E)**  
 PARKING SPACES: **3**  
 YEAR BLT(src): **1960 (EST)**  
 DOM / CDOM: **0/0**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **AR21270327**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **699 - Not Defined**

PRICE PER SQFT: **\$354.86**  
 ORIGINAL \$: **\$650,000**  
 STORIES:  
 GSI: **\$17,820**  
 OP EXPENSE: **\$12,000**  
 NET INCOME: **\$5,820**

LIST DATE: **12/30/21**CLOSE DATE: **12/30/21**CONCESSIONS: **\$15,000**PURCHASE CONTRACT: **12/30/21**CLOSE PRICE: **\$665,000**TERMS: **FHA**

**Excellent opportunity to own two homes on a lot! This is a fixer project and both units need to be updated. Front unit is a two bedroom and one bath that is rented for \$1485 per month. The back unit is a vacant three bedroom and one bath unit. The front house has foundation damage of approximately \$50,000. Termite damage to both homes totals close to \$6,000. Properties are both part of Los Angeles County rent control.**

CUSTOMER SHORT:Residential Income ML#: AR21270327

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907 Bay View Ave, Wilmington 90744

STATUS: Closed

LIST/CLOSE:  
\$699,999/\$710,000 ↑

Between W Opp St & W 1 St



SQFT: 1,648  
LOT(src): 0.1607/6,998 (A)  
PARKING SPACES: 5  
YEAR BLT(src): 1908 (ASR)  
DOM / CDOM: 15/15  
UNITS TOTAL: 2  
BLDG TOTAL: 2

SALE TYPE: Standard  
ML#: DW21249276  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: No/No  
AREA: 699 - Not Defined

PRICE PER SQFT: \$430.83  
ORIGINAL \$: \$699,999  
STORIES:  
GSI: \$0  
OP EXPENSE: \$0  
NET INCOME: \$0

LIST DATE: 11/15/21

CLOSE DATE: 12/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 11/30/21

CLOSE PRICE: \$710,000

TERMS: Cash, Conventional, FHA

This property is being sold "AS IS." Don't miss this opportunity to purchase 2-Units in the city of Wilmington. Front unit is a 3bed 1bath home with it's own separate yard with it's own driveway. Assessor shows Rear unit as 1bed 1 bath but is being used as a 2bed 1 bath with it's own separate yard and Driveway with parking space for 2 cars. Rear unit has a lease for one year and will expire June 30th 2022.

CUSTOMER SHORT: Residential Income ML#: DW21249276

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3:37:45 PM

1458 S Downey Rd, Los Angeles 90023

STATUS: Closed

LIST/CLOSE:  
\$700,000/\$730,000 ↑

DOWNEY RD



SQFT: 1,276  
LOT(src): 0.1246/5,429 (A)  
PARKING SPACES: 1  
YEAR BLT(src): 1925 (ASR)  
DOM / CDOM: 165/165  
UNITS TOTAL: 2  
BLDG TOTAL: 2

SALE TYPE: Standard  
ML#: DW21149099  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: No/No  
AREA: 699 - Not Defined

PRICE PER SQFT: \$572.10  
ORIGINAL \$: \$699,900  
STORIES:  
GSI: \$0  
OP EXPENSE: \$0  
NET INCOME: \$0

LIST DATE: 07/08/21

CLOSE DATE: 12/30/21

CONCESSIONS: \$3,000

PURCHASE CONTRACT: 12/20/21

CLOSE PRICE: \$730,000

TERMS: 1031 Exchange, Cash,  
Cash to New Loan, Conventional,  
FHA, VA Loan

2 Units for sale! The property has two separate homes. On site long driveway parking. The front house has 3 bedrooms 2 baths, features a living room, nice spacious kitchen with updated counter tops, good size bedrooms and bath. The back house is a 2 bedroom 2 bath home. Features include a living room, laundry room a remodeled bathroom (new tub and plumbing). There is a large private patio in the back along with a ONE car detached garage. Both units have their own privacy and enough parking for both units and more. Seller has taken great care of these units. They have so much potential live in the front 3 bedroom unit and rent out the back.

CUSTOMER SHORT: Residential Income ML#: DW21149099

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3:37:45 PM

466 Solano Ave, Los Angeles 90012

STATUS: Closed

LIST/CLOSE:

\$799,000/\$810,000 ⬆

N Broadway Going South, Right Onto Solano Ave, Subject Is On Left.



SQFT: 2,983  
LOT(src): 0.134/5,836 (A)  
PARKING SPACES: 0  
YEAR BLT(src): 1895 (ASR)  
DOM / CDOM: 17/17  
UNITS TOTAL: 2  
BLDG TOTAL: 1

SALE TYPE: Standard  
ML#: WS21184264  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: No/No  
AREA: 699 - Not Defined

PRICE PER SQFT: \$271.54  
ORIGINAL \$: \$850,000  
STORIES: Two  
GSI: \$0  
OP EXPENSE: \$0  
NET INCOME: \$0

LIST DATE: 08/17/21

CLOSE DATE: 12/28/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 10/17/21

CLOSE PRICE: \$810,000

TERMS: Cash, Cash to New Loan

This Duplex Is Centrally Located To Main City Attractions-China Town, Perfect For Owner To Live In One And Rent The Other For Income In An Upcoming Area. Both Units has 10' High Ceiling, And New Roof. Unit #466 Is Owner Occupied On First Floor Consists Of 3 Large Bedrooms, A Formal Dinning Room With 2 Bathrooms. Unit #464 Is Tenant Occupied On Second Floor With Balcony Consists Of 4 Bedrooms, 2 Bathrooms. Best Location Closed To School, Bus Stops, Banks, Restaurants, Parks, Downtown LA, Dodger Stadium.

CUSTOMER SHORT:Residential Income ML#: WS21184264

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1602 W 223rd St # 22315, Torrance 90501

STATUS: Closed

LIST/CLOSE:

\$880,000/\$860,000 ⬇

HARVARD BLVD AND 223RD ST



SQFT: 1,620  
LOT(src): 0.1897/8,262 (A)  
PARKING SPACES: 1  
YEAR BLT(src): 1939 (ASR)  
DOM / CDOM: 38/38  
UNITS TOTAL: 2  
BLDG TOTAL: 0

SALE TYPE: Standard  
ML#: PW21220704  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: No/No  
AREA: 699 - Not Defined

PRICE PER SQFT: \$530.86  
ORIGINAL \$: \$930,000  
STORIES: One  
GSI: \$0  
OP EXPENSE: \$0  
NET INCOME: \$0

LIST DATE: 10/04/21

CLOSE DATE: 12/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 11/11/21

CLOSE PRICE: \$860,000

TERMS: Cash, Cash to New Loan, Conventional, FHA

PERFECT OPPORTUNITY DUPLEX IN A CORNER LOT GOOD FOR FIRST TIME BUYERS OR INVESTORS 1602 UNIT IS A 3 BEDROOMS 2 BATHROOMS SELLER BUILT A FULL BATHROOM AND A WALKING CLOSET WITHOUT PERTMITS IN ONE OF THE BEDROOMS BUT IT LOOKS BEAUTIFUL LAUNDRY ROOM, PRIVATE PATIO, AC UNIT FRON UNIT ONLY ROOF WAS INSTALLED ON THIS UNIT LIKE 10 YEARS AGO, SQFT IS ABOUT 966 FOR THIS UNIT , 22315 UNIT IN THE BACK IS A 1 BEDROOM 1 BATHROOM KITCHEN PRIVATE PATIO THIS UNIT WAS BUILT IN 2006 SQFT IS ABOUT 654, 1 CAR GARAGE EASILY CAN CONVERTED IN A 2 CAR GARAGE , BONUS ROOM NEXT TO THE GARAGE BEDROOM WITH A BATHROOM WAS BUILT FROM PREVIOUS SELLERS WITHOUT PERTMITS BUYERS AND BUYER AGENT TO MAKE THEIR OWN INVESTIGATION YOU HAVE TO SEE THIS DUPLEX

CUSTOMER SHORT:Residential Income ML#: PW21220704

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022 3:37:45 PM

**6743 7th Ave, Los Angeles 90043**

STATUS: Closed

LIST/CLOSE:

\$969,999/\$950,000 ↓

N florence, E Crenshaw



SQFT: **1,552**  
 LOT(src): **0.1102/4,800 (A)**  
 PARKING SPACES: **1**  
 YEAR BLT(src): **1924 (APP)**  
 DOM / CDOM: **60/60**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **IN21210853**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **699 - Not Defined**

PRICE PER SQFT: **\$612.11**  
 ORIGINAL \$: **\$1,050,000**  
 STORIES: **One**  
 GSI: **\$0**  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **09/23/21**CLOSE DATE: **12/28/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **11/24/21**CLOSE PRICE: **\$950,000**TERMS: **Cash to New Loan**

back on the market, buyer didn't perform, Turnkey Duplex . front unit is 2x1 and approximately 1000 sq ft, second unit is 1x1 and approximately 600 sq ft. Property has been completely remodeled, All kitchens and bathrooms in all units have been completely remodeled. Home has new driveway, stucco, windows, paint, landscaping, sprinklers, Heating unit in front home and split unit in back unit. home has new fence, all new plumbing and electrical, recess lights, laminated floors, new drywall and insulation. Home must be viewed to be greatly appreciated. Virtual tour attached. All units have open floor layout. Home is 5 minutes from SOFI stadium and Forum. endless Airbnb possibilities

CUSTOMER SHORT: Residential Income ML#: IN21210853

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 3:37:45 PM

**843 Worcester Ave, Pasadena 91104**

STATUS: Closed

LIST/CLOSE:

\$1,049,000/\$1,000,000 ↓

210 W - Take N Marengo Ave to Worcester Ave.



SQFT: **2,042**  
 LOT(src): **0.1431/6,233 (A)**  
 PARKING SPACES: **5**  
 YEAR BLT(src): **1959 (ASR)**  
 DOM / CDOM: **114/114**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **CV21145648**  
 B TRACT / MODEL:  
 VIEW: **No**  
 POOL / SPA: **No/No**  
 AREA: **699 - Not Defined**

PRICE PER SQFT: **\$489.72**  
 ORIGINAL \$: **\$1,150,000**  
 STORIES: **One**  
 GSI: **\$0**  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **07/05/21**CLOSE DATE: **12/28/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **11/15/21**CLOSE PRICE: **\$1,000,000**TERMS: **Cash to New Loan, Conventional, FHA**

Back on the market. If you have a big family this is the property you have been looking for. Front Unit has 4 bedrooms, 2 baths, - back unit has 2 bedrooms, 1 bath. These 2 units are centrally located near restaurants, shopping stores, 210, 134 FYWs, and much more.

CUSTOMER SHORT: Residential Income ML#: CV21145648

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
 3:37:45 PM

**464 N Ezra St, Los Angeles 90063**

STATUS: Closed

LIST/CLOSE:

\$789,990/\$815,000 ↑

off of Cesar Chavez Ave &amp; N. Indiana



SQFT: **1,562**  
 LOT(src): **0.1065/4,639 (A)**  
 PARKING SPACES: **1**  
 YEAR BLT(src): **1927 (ASR)**  
 DOM / CDOM: **6/6**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **PW21252415**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **BOYH - Boyle Heights**

PRICE PER SQFT: **\$521.77**  
 ORIGINAL \$: **\$789,990**  
 STORIES:  
 GSI: **\$0**  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **11/19/21**CLOSE DATE: **12/28/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **11/25/21**CLOSE PRICE: **\$815,000**TERMS: **Cash to New Loan**

Recently remodeled duplex. Perfect for the buyer who is looking for rental income. Front house is a three bedroom and one bath. Back house is a two bedroom and one bath. There is a separate one car garage and long driveway.

CUSTOMER SHORT: Residential Income ML#: PW21252415

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
 3:37:45 PM

**3304 E 3rd St, Los Angeles 90063**

STATUS: Closed

LIST/CLOSE:

**\$859,900/\$860,000** ↑

north of 1st st w to lorena ave



SQFT: **1,800**  
 LOT(src): **0.1148/5,000 (A)**  
 PARKING SPACES: **1**  
 YEAR BLT(src): **1929 (ASR)**  
 DOM / CDOM: **2/2**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: [WS21236397](#)  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **BOYH - Boyle Heights**

PRICE PER SQFT: **\$477.78**  
 ORIGINAL \$: **\$859,900**  
 STORIES:  
 GSI: **\$0**  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **10/26/21**CLOSE DATE: **12/29/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **10/28/21**CLOSE PRICE: **\$860,000**TERMS: **Cash to New Loan,  
Conventional, FHA, VA Loan**

**REMODEL!!!** in the hearth of East Los Angeles near all transportation facilities an shopping stores near wither blvd, property boast 2 separate homes on a lot front house contain 3 bedrooms 2 full bathrooms back house contain 3 bedrooms 1 full bathroom, 1 car garage an parking space for 2 to 3 cars in the back of the back unit house true the alley, bathrooms & kitchens have been remodeled, with new windows through both homes, new hardwood laminate floors through both homes, reeces lights on both homes, high quality ceiling fans with remote control through both homes, new kitchen cabinets along with quartz counter tops on both kitchens, do a favor to your fuzzy buyers show this property as soon as possible before is sold!!!FRONT UNIT HAS A GOOD SIZE BASEMENT THAT NEW OWNERS ARE ABLE TO USE AS AN EXTRA STORAGE ROOM!!

CUSTOMER SHORT:Residential Income ML#: WS21236397

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM**5901 Ernest Ave, Los Angeles 90034**

STATUS: Closed

LIST/CLOSE:

**\$899,000/\$849,000** ↓

Please refer to Google maps or Waze.



SQFT: **1,450**  
 LOT(src): **0.11/5,106**  
 PARKING SPACES:  
 YEAR BLT(src): **1970**  
 DOM / CDOM: **98/98**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: [21761954](#)  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **C16 - Mid Los Angeles**

PRICE PER SQFT: **\$585.52**  
 ORIGINAL \$: **\$899,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$14,801**  
 NET INCOME: **\$18,812**

LIST DATE: **07/16/21**CLOSE DATE: **12/27/21**

CONCESSIONS:

PURCHASE CONTRACT: **10/22/21**CLOSE PRICE: **\$849,000**

TERMS:

**A great location and great opportunity to purchase a duplex with two 2 Bed / 1Bath units on a lot on a quiet cul-de-sac against Ballona Creek in the Culver City Arts District neighborhood. Each unit come with a one-car garage. Two Gas &Electric meters with two separate addresses. Minutes away from Helms Bakery District, Kaiser Permanente, Hamilton High School, and many of Culver's studios.**

CUSTOMER SHORT:Residential Income ML#: 21761954

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3:37:45 PM

**3016 10th Ave, Los Angeles 90018**

STATUS: Closed

LIST/CLOSE:

**\$1,325,000/\$1,405,900** ↑

Historic West Adams - Mid Los Angeles

SQFT: **2,415**LOT(src): **0.1848/8,050 (A)**PARKING SPACES: **5**YEAR BLT(src): **1925 (ASR)**DOM / CDOM: **23/23**UNITS TOTAL: **2**BLDG TOTAL: **1**SALE TYPE: **Standard**ML#: **WS21234755**

B TRACT / MODEL:

VIEW: **No**POOL / SPA: **No/No**AREA: **C16 - Mid Los Angeles**PRICE PER SQFT: **\$582.15**ORIGINAL \$: **\$1,325,000**STORIES: **One**GSI: **\$82,440**OP EXPENSE: **\$2,449**NET INCOME: **\$80,791**LIST DATE: **10/18/21**PURCHASE CONTRACT: **12/19/21**CLOSE DATE: **12/30/21**CLOSE PRICE: **\$1,405,900**CONCESSIONS: **\$0**TERMS: **Cash to New Loan**

Citywide Elite Realty is pleased to present this one-of-a-kind, single-family duplex in beautiful Historic West Adams, Jefferson Park – a truly transitioning, vibrant, single-family cottage community – Prime for an owner-occupied buyer or turn-key investor. This unique opportunity includes rental unit, 3016; a fully restored Spanish-Style Abode with a spacious traditional floor plan that includes 2 bedrooms, 2 full baths, a dining room, living room, an ensuite laundry, and a private driveway with side yard. And an owner-occupied unit, 3018; a fully remodeled open-concept modern home that includes 3 bedrooms, 2 full baths, an ensuite laundry, a private driveway, and a backyard with a fully remodeled 2-car garage. This amazing property sits in a gracious 8,050 square-foot lot just minutes from Culver City, Mid-Wilshire, USC, and DTLA. Not to mention that it is walking distance to two major metro-rail lines and a 5-minute drive to the 10 West FWY.

CUSTOMER SHORT: Residential Income ML#: WS21234755

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**516 N Vista St, Los Angeles 90036**

STATUS: Closed

LIST/CLOSE:

**\$2,300,000/\$2,200,000** ↓

On Vista between Rosewood and Clinton. West of La Brea and East of Fairfax. South of Melrose and North of Beverly Blvd

SQFT: **2,822**LOT(src): **0.12/5,607**

PARKING SPACES:

YEAR BLT(src): **1927**DOM / CDOM: **8/8**UNITS TOTAL: **2**BLDG TOTAL: **2**SALE TYPE: **Standard**ML#: **21106523**

B TRACT / MODEL:

VIEW: **Yes**POOL / SPA: **No/No**AREA: **C19 - Beverly Center-Miracle Mile**PRICE PER SQFT: **\$779.59**ORIGINAL \$: **\$2,300,000**

STORIES:

GSI:

OP EXPENSE: **\$0**NET INCOME: **\$0**LIST DATE: **11/10/21**PURCHASE CONTRACT: **12/01/21**CLOSE DATE: **12/30/21**CLOSE PRICE: **\$2,200,000**

CONCESSIONS:

TERMS:

**FULLY VACANT** hip sophisticated modern mini compound w/ 4 beds + 4 baths that can be used as a triplex, as a duplex + back house, or as a two story single family residence + back house, which is the way the current owners use it. The property has handsome modern curb appeal and zen outdoor spaces. Downstairs there is a combination living room, dining room, and kitchen and behind the public rooms, there are 2 beds and 2 baths. Upstairs there is a huge loft-like living space with floor to ceiling windows/doors to a spacious balcony with amazing views of the Hollywood Hills and a kitchen with a second large patio for outdoor dining. There is 1 bedroom and 1 bathroom upstairs. The back house is a one bedroom apartment with a kitchen, living space, a bedroom and a bathroom. The gated yard has drought resistant landscaping, a water feature, a pergola, and a large concrete pad for entertaining. There's a shared laundry area outside. Recessed lighting, central AC, and hardwood floors throughout. The location is quiet and central, close to shopping, restaurants, The Grove, Pan Pacific Park, and a quick easy drive to Beverly Hills, Downtown, the beach. Unique cool neat offering!

CUSTOMER SHORT: Residential Income ML#: 21106523

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5542 Harold Way, Los Angeles 90028

STATUS: Closed

LIST/CLOSE:  
\$850,000/\$950,000 ↑

Sunset to N Wilton Way left to Harold Way right



SQFT: 1,376  
LOT(src): 0.15/6,650  
PARKING SPACES:  
YEAR BLT(src): 1919  
DOM / CDOM: 27/27  
UNITS TOTAL: 2  
BLDG TOTAL: 2

SALE TYPE: Standard  
ML#: 21101399  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: No/No  
AREA: C20 - Hollywood

PRICE PER SQFT: \$690.41  
ORIGINAL \$: \$800,000  
STORIES:  
GSI:  
OP EXPENSE: \$0  
NET INCOME: \$0

LIST DATE: 10/26/21  
PURCHASE CONTRACT: 12/02/21

CLOSE DATE: 12/28/21  
CLOSE PRICE: \$950,000

CONCESSIONS:  
TERMS:

Live Auction! Bidding to start from \$850,000! Prime Los Angeles location only one block to Sunset Blvd. Just across the street from Grant elementary school. This rare TWO SEPARATE UNIT duplex was built in the early 1900s. Renovate the front house and enjoy a separate ADU at the rear. Close to Hollywood, 101 freeway, great restaurants, and shopping. First time offered for sale in 50 years. Come see it before it's gone!!

CUSTOMER SHORT: Residential Income ML#: 21101399

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM

2073 VINE St, Los Angeles 90068

STATUS: Closed

LIST/CLOSE:  
\$1,395,000/\$1,650,000 ↑

\*\* USE GOOGLE MAPS \*\*



SQFT: 2,034  
LOT(src): 0.11/4,991 (A)  
PARKING SPACES: 2  
YEAR BLT(src): 1948  
DOM / CDOM: 9/9  
UNITS TOTAL: 2  
BLDG TOTAL: 1

SALE TYPE: Standard  
ML#: 21103711  
B TRACT / MODEL:  
VIEW: Yes  
POOL / SPA: No/No  
AREA: C30 - Hollywood Hills East

PRICE PER SQFT: \$811.21  
ORIGINAL \$: \$1,395,000  
STORIES:  
GSI:  
OP EXPENSE: \$26,796  
NET INCOME: \$65,604

LIST DATE: 11/15/21  
PURCHASE CONTRACT: 11/24/21

CLOSE DATE: 12/28/21  
CLOSE PRICE: \$1,650,000

CONCESSIONS:  
TERMS:

Picture-perfect duplex with incredible city views in the Hollywood Dell - delivered VACANT. Recently rehabbed top to bottom with incredible style and attention to detail, these 2BR/1BA units are move-in ready with rents projected at \$3,850 per month - perfect for owner/user or investor. The lower unit features an updated kitchen, bright living area with fireplace and walls of glass that open to a private patio - perfect for enjoying a morning cup of coffee or dining al fresco. Both bedrooms are generously sized w/wood floors throughout on either side of a freshly tiled bath. The upstairs unit features a completely private and fenced yard and upon entering you're greeted with a spacious great room w/fireplace, large windows, recently updated kitchen w/built-in integrated appliances, 36" Bertazzoni Range and wine fridge. Bright airy bedrooms offer incredible views of the downtown skyline and Hollywood sign. Separately metered for gas and electric and both units include their own private laundry areas. 2 car private garage. Leave your car at home and stroll to some of the best dining in the city followed by a show at the Pantages or Hollywood Bowl. Easy access to the valley or the westside & 101-Freeway. Welcome Home!

CUSTOMER SHORT: Residential Income ML#: 21103711

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM

**1219 W 85th St, Los Angeles 90044**

STATUS: Closed

LIST/CLOSE:

**\$695,000/\$670,000** ↓

I-105 W, Take Exit to Merge on I-110 N, Take Exit 16 onto Manchester Ave, Left onto W Manchester Ave, Right onto Raymond Ave, Right onto W 85th St.

SQFT: **1,509**LOT(src): **0.1279/5,571 (A)**PARKING SPACES: **4**YEAR BLT(src): **1920 (OTH)**DOM / CDOM: **76/76**UNITS TOTAL: **2**BLDG TOTAL: **1**SALE TYPE: **Standard**ML#: **DW21187429**

B TRACT / MODEL:

VIEW: **No**POOL / SPA: **No/No**AREA: **C36 - Metropolitan Southwest**PRICE PER SQFT: **\$444.00**ORIGINAL \$: **\$695,000**STORIES: **One**GSI: **\$0**OP EXPENSE: **\$0**NET INCOME: **\$0**LIST DATE: **08/23/21**CLOSE DATE: **12/27/21**CONCESSIONS: **\$3,000**PURCHASE CONTRACT: **11/09/21**CLOSE PRICE: **\$670,000**TERMS: **Cash, Cash To Existing Loan, Conventional, FHA, Submit**

**KNOCK KNOCK** Attention all Investors! Charming duplex in a great Los Angeles rental area just minutes from all freeways, shopping, and entertainment including the new Sofi Stadium, and the Forum. This property consists of two (2) 2 bedroom 1 bath units. Car Port for 2 cars and parking for additional cars with a great backyard space to enjoy with the family. Perfect opportunity for an investor to generate great rental income. The back unit has an additional room that may be used as a third bedroom. Rent out both homes for a great monthly return on investment and also enjoy the great appreciation on a property in a thriving neighborhood. Buyer and Buyer's Broker/Agent advised to independently verify all information herein and satisfy their own due diligence. \*\*\*As of 09/14/21 The Front unit will be delivered vacant on 11/30/21.\*\*\*

CUSTOMER SHORT: Residential Income ML#: DW21187429

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022 3:37:45 PM

**247 E 89th St, Los Angeles 90003**

STATUS: Closed

LIST/CLOSE:

**\$699,000/\$750,000** ↑

Use Google or Apple Maps.

SQFT: **1,994**LOT(src): **0.12/5,325**PARKING SPACES: **2**YEAR BLT(src): **2013**DOM / CDOM: **8/8**UNITS TOTAL: **2**BLDG TOTAL: **2**SALE TYPE: **Standard**ML#: **21105323**

B TRACT / MODEL:

VIEW:

POOL / SPA: **No/No**AREA: **C37 - Metropolitan South**PRICE PER SQFT: **\$376.13**ORIGINAL \$: **\$699,000**

STORIES:

GSI:

OP EXPENSE: **\$10,000**NET INCOME: **\$52,520**LIST DATE: **11/15/21**CLOSE DATE: **12/30/21**

CONCESSIONS:

PURCHASE CONTRACT: **11/23/21**CLOSE PRICE: **\$750,000**TERMS: **Cash, FHA, Conventional, Freddie Mac, Fannie Mae, VA Loan**

With two houses on a lot with separate addresses, water, gas and electric meters you got options! Do you live in the 3 bed 2 bath 1,250 sq ft front house and rent out the back house for \$2,248? OR do you live in the 2 bed 2 bath 1,100 sq ft back house and rent the front house out for \$2,962? OR just buy it as an income property and rent both houses out for \$5,210 a month? Either way you slice it buying 247 & 249 E 89th St is looking mighty appetizing. (These rent amounts are from the section 8 website hacfa.org) Both houses also have their own gated driveway with two parking spots. The front house you may be able to fit more than two cars but would be tight. The front house was fully remodeled in 2013 but the previous tenants did not take good care of it so the flooring in two rooms need to be replaced and the walls could use a fresh coat of paint. The house has recessed lighting, updated electrical, stone counter tops in the kitchen and a full laundry room. The back house was a full remodel in 2013 as well but the owner lives there so it is in good shape and move in ready. It also has stone counter tops, LVP flooring throughout and in unit washer dryer. **BOTH HOUSES WILL BE DELIVERED VACANT!** When do you hear those words anymore with income properties? Rarely which is why you should not wait on this property. It is priced to sell quickly! Less than 5 miles from SoFi Stadium and less than 9 miles from DTLA it is centrally located. Also there is a really nice park across the street with a pool and the recently remodeled Mervyn M. Dymally High School. Tired of driving to DTLA then just walk 5 minutes to the Silver line station.

CUSTOMER SHORT: Residential Income ML#: 21105323

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022 3:37:45 PM

1221 Browning Blvd, Los Angeles 90037

STATUS: Closed

LIST/CLOSE:  
\$1,225,000/\$1,175,000 ↓

west of Vermont and north of Martin Luther king Jr blvd



SQFT: 1,806  
LOT(src): 0.1793/7,812 (A)  
PARKING SPACES: 2  
YEAR BLT(src): 1921 (ASR)  
DOM / CDOM: 175/175  
UNITS TOTAL: 2  
BLDG TOTAL: 1

SALE TYPE: Standard  
ML#: DW21107422  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: No/No  
AREA: C37 - Metropolitan South

PRICE PER SQFT: \$650.61  
ORIGINAL \$: \$1,225,000  
STORIES:  
GSI: \$0  
OP EXPENSE: \$7,525  
NET INCOME: \$0

LIST DATE: 05/19/21  
PURCHASE CONTRACT: 11/10/21

CLOSE DATE: 12/30/21  
CLOSE PRICE: \$1,175,000

CONCESSIONS: \$0  
TERMS: Cash, Conventional

SUBJECT PROPERTY LOCATED ON DESIGNATED QUALIFIED OPPORTUNITY ZONE. BUILDERS OPPORTUNITY, ZONING LARD1.5, COULD BUILD 5 UNITS OR POSSIBLE MORE PROPERTY IS ON PRIME LOCATION JUST ONE BLOCK AWAY FROM LOS ANGELES MEMORIAL COLISEUM ONE STREET NORTH OF MARTIN LUTHER KING BLVD, THIS PROPERTY SURROUDING WITH NEW CONSTRUCTION BUILDINGS, CLOSE TO USC CAMPUS ONE BLOCK AWAY TO LAFC BANC OF CALIFORNIA STADIUM, PROPERTY WILL DELIVERY VACANT AT CLOSE OF ESCROW

CUSTOMER SHORT:Residential Income ML#: DW21107422

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM

721 E 42nd St, Los Angeles 90011

STATUS: Closed

LIST/CLOSE:  
\$550,000/\$427,500 ↓

On 42nd Street Between Avalon Blvd and McKinley Ave



SQFT: 1,278  
LOT(src): 0.0918/3,999 (P)  
PARKING SPACES: 4  
YEAR BLT(src): 1925 (PUB)  
DOM / CDOM: 48/48  
UNITS TOTAL: 2  
BLDG TOTAL: 2

SALE TYPE: Standard  
ML#: IN21207726  
B TRACT / MODEL:  
VIEW: No  
POOL / SPA: No/No  
AREA: C42 - Downtown L.A.

PRICE PER SQFT: \$334.51  
ORIGINAL \$: \$550,000  
STORIES: One  
GSI: \$19,332  
OP EXPENSE: \$0  
NET INCOME: \$15,532

LIST DATE: 09/21/21  
PURCHASE CONTRACT: 11/08/21

CLOSE DATE: 12/30/21  
CLOSE PRICE: \$427,500

CONCESSIONS: \$0  
TERMS: Cash, Cash to New Loan, Conventional, FHA, Submit, VA Loan

Great investment opportunity in a fantastic location! This duplex is perfect to live in one and rent the other or rent both for extra income. Each unit features 1 bedroom 1 bathroom. The front house has washer & dryer hookups and these units are separately metered for gas & electricity. The long driveway offers plenty of parking and leads to a detached 1 car garage. Located just minutes from Banc of California Stadium, LA Memorial Coliseum, California Science Center, USC, Staple Center, Downtown Los Angeles, museums, restaurants, parks, shopping centers, and more, plus easy access to the 110 FWY & 10 FWY.

CUSTOMER SHORT:Residential Income ML#: IN21207726

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM

1024 Simmons Ave, East Los Angeles  
90022  
Olympic/Simmons



SQFT: 1,176  
LOT(src): 0.0914/3,981 (A)  
PARKING SPACES: 2  
YEAR BLT(src): 1931 (ASR)  
DOM / CDOM: 7/7  
UNITS TOTAL: 2  
BLDG TOTAL: 1

SALE TYPE: Standard  
ML#: TR21249546  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: No/No  
AREA: ELA - East Los Angeles

PRICE PER SQFT: \$503.40  
ORIGINAL \$: \$559,998  
STORIES: One  
GSI: \$0  
OP EXPENSE: \$0  
NET INCOME: \$0

LIST DATE: 11/12/21  
PURCHASE CONTRACT: 11/22/21

CLOSE DATE: 12/27/21  
CLOSE PRICE: \$592,000

CONCESSIONS: \$0  
TERMS: Cash, Cash to New Loan,  
Conventional, FHA

Come see this beautiful opportunity in East Los Angeles. Property has 2 electrical meters, 2 gas meters and one water meter. Recently painted and landscaped. Property is fully available ready to move in, live in one and rent the other. You can also rent both units to make this a great investment. Zoned R3 that will easily allow you to convert the 2 car garage into an ADU. Great location to transportation, restaurants, markets in walking distance. Buyer and buyers agent to verify what city allows under R3 zoning. Property will be sold in its current conditions.

CUSTOMER SHORT: Residential Income ML#: TR21249546 Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022 3:37:45 PM

11584 1/2 Amboy Ave, San Fernando  
91340  
Rinaldi St. & Amboy Ave



SQFT: 1,196  
LOT(src): 0.1147/4,995 (A)  
PARKING SPACES: 0  
YEAR BLT(src): 1938 (PUB)  
DOM / CDOM: 10/10  
UNITS TOTAL: 2  
BLDG TOTAL: 2

SALE TYPE: Standard  
ML#: SR21258796  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: No/No  
AREA: KGY - Kagel Canyon

PRICE PER SQFT: \$522.58  
ORIGINAL \$: \$599,999  
STORIES:  
GSI: \$0  
OP EXPENSE: \$0  
NET INCOME: \$0

LIST DATE: 12/03/21  
PURCHASE CONTRACT: 12/13/21

CLOSE DATE: 12/27/21  
CLOSE PRICE: \$625,000

CONCESSIONS: \$0  
TERMS: Cash

Wow, what a rare find. Duplex in San Fernando. Rent both units with CURRENT market rents or live in one and rent the other. Unit 1 is 2 bedroom 1 bathroom and approximately 666 Sq. Ft. Unit 2 is 1 bedroom 1 bathroom and approximately 530 Sq. Ft. Two Gas meters, two electric meters. Both Units situated nicely on the lot leaving enough space to expand either unit. IDEAL location near everything; Grocery Stores, Banks, Restaurants, Walking distance to all grade schools, access to 118 FW, 5 FW, 405 FW.

CUSTOMER SHORT: Residential Income ML#: SR21258796 Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022 3:37:45 PM

**6661 Beck Ave, North Hollywood 91606** STATUS: Closed

LIST/CLOSE:

**\$915,000/\$911,000** ↓

Lankershim



SQFT: **2,151**  
 LOT(src): **0.155/6,753 (A)**  
 PARKING SPACES: **2**  
 YEAR BLT(src): **1948 (ASR)**  
 DOM / CDOM: **41/41**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **DW21223482**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **NHO - North Hollywood**

PRICE PER SQFT: **\$423.52**  
 ORIGINAL \$: **\$915,000**  
 STORIES:  
 GSI: **\$24,744**  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **10/06/21**CLOSE DATE: **12/29/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **11/19/21**CLOSE PRICE: **\$911,000**TERMS: **Conventional**

Dubplex in North Hollywood, closed to restaurants, shopping center, Grocery stores. 4bdr 2baths, tenant occupied, has wooden floor, has a patio and garage. 2bdr 1bath vacant unit has new paint on the outside and inside. Kitchen has new cabinets, new counter, new tile floor. The living room and bedroom have wooden floors. New sprinklers.

CUSTOMER SHORT: Residential Income ML#: DW21223482

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022 3:37:45 PM

**3488 W 67th St, Los Angeles 90043**

STATUS: Closed

LIST/CLOSE:

**\$600,000/\$630,000** ↑

Crenshaw / 67th St



SQFT: **1,408**  
 LOT(src): **0.1158/5,044 (A)**  
 PARKING SPACES: **7**  
 YEAR BLT(src): **1921 (ASR)**  
 DOM / CDOM: **40/82**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **SB21156093**  
 B TRACT / MODEL:  
 VIEW: **Yes**  
 POOL / SPA: **No/No**  
 AREA: **PHHT - Park Hills Heights**

PRICE PER SQFT: **\$447.44**  
 ORIGINAL \$: **\$60,000**  
 STORIES: **One**  
 GSI: **\$54,000**  
 OP EXPENSE: **\$11,100**  
 NET INCOME: **\$42,900**

LIST DATE: **07/16/21**CLOSE DATE: **12/29/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **08/25/21**CLOSE PRICE: **\$630,000**

TERMS: **1031 Exchange, Cash, Cash To Existing Loan, Cash to New Loan, Conventional**

CUSTOMER SHORT: Residential Income ML#: SB21156093

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022 3:37:45 PM

**3519 W 59Th St, Los Angeles 90043**

STATUS: Closed

LIST/CLOSE:

**\$975,000/\$935,000** ↓

West on Slauson Ave, make a left on Crenshaw Blvd and then right on 59th St.



SQFT: **1,730**  
 LOT(src): **0.15/6,681**  
 PARKING SPACES: **6**  
 YEAR BLT(src): **1922**  
 DOM / CDOM: **27/27**  
 UNITS TOTAL: **2**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **21792074**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **PHHT - Park Hills Heights**

PRICE PER SQFT: **\$540.46**  
 ORIGINAL \$: **\$975,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$13,000**  
 NET INCOME: **\$45,248**

LIST DATE: **11/04/21**CLOSE DATE: **12/29/21**

CONCESSIONS:

PURCHASE CONTRACT: **12/01/21**CLOSE PRICE: **\$935,000**

TERMS:

Welcome to your next home or income property! Nestled in historic Hyde Park - one of the first neighborhoods in the city of Los Angeles, this modern renovated home has two separate structures on one large lot. The front home features three bedrooms and two bathrooms tastefully upgraded throughout. The living room and kitchen flow seamlessly together to maintain a bright open living environment. In addition, there is a separate laundry room right off the kitchen. The primary suite has everything required; from a large bedroom, expansive custom walk-in closet, and an ensuite bathroom. The second home is an intimate studio located at the back of the lot. The ADU includes a two vehicle carport conveniently located next to the unit, in addition to the long driveway spanning the length of the spacious lot. The property maintains eco-friendly landscaping with minimal upkeep required. Both units have great rental potential! Short driving distance from the new SoFi Stadium, the Forum, and many local parks and recreation facilities.

CUSTOMER SHORT: Residential Income ML#: 21792074

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022 3:37:45 PM

4226 Tujunga Ave, Studio City 91604

STATUS: Closed

LIST/CLOSE:  
\$1,495,000/\$1,475,000 ↓

From Westside: 405 N to 101 west (towards Los Angeles) exit Tujunga Ave. Left off offramp to address. From Valley:  
Moorpark St. east to Tujunga Ave. right (South) to address.



SQFT: 1,648  
LOT(src): 0.13/5,850 (A)  
PARKING SPACES: 2  
YEAR BLT(src): 1947  
DOM / CDOM: 18/18  
UNITS TOTAL: 2  
BLDG TOTAL: 1

SALE TYPE: Standard  
ML#: 21797174  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:No/No  
AREA: STUD - Studio City

PRICE PER SQFT: \$895.02  
ORIGINAL \$: \$1,495,000  
STORIES: One  
GSI:  
OP EXPENSE: \$0  
NET INCOME: \$0

LIST DATE: 10/20/21  
PURCHASE CONTRACT: 11/07/21

CLOSE DATE: 12/27/21  
CLOSE PRICE: \$1,475,000

CONCESSIONS:  
TERMS:

C.1947: Rare offering. Privacy hedged, beautifully maintained, traditional cottage style duplex located in Studio City's premier Tujunga Village location. Each unit has two ample sized bedrooms, wood floors, updated granite countered kitchen, updated tiled bath, fireplace, wood windows, large enclosed private patio / yards, mature landscaping. Separate shared laundry room attached to detached garage (potential ADU / 3rd unit). Absolute best location, quiet, peaceful, seconds from Aroma Cafe, Caioti Pizza Cafe, Vitello's, Tina K's Skincare and all the other charming eateries, desserts, service providers this little stretch of heaven has to offer.

CUSTOMER SHORT:Residential Income ML#: 21797174

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM

6626 Benson St, Huntington Park 90255

STATUS: Closed

LIST/CLOSE:  
\$670,000/\$660,000 ↓

N of Florence E of State



SQFT: 1,990  
LOT(src): 0.1292/5,628 (A)  
PARKING SPACES: 2  
YEAR BLT(src): 1916 (APP)  
DOM / CDOM: 6/6  
UNITS TOTAL: 2  
BLDG TOTAL: 2

SALE TYPE: Standard  
ML#: PW21210884  
B TRACT / MODEL:  
VIEW:  
POOL / SPA:No/No  
AREA: T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud

PRICE PER SQFT: \$331.66  
ORIGINAL \$: \$670,000  
STORIES:  
GSI: \$51,600  
OP EXPENSE: \$5,120  
NET INCOME: \$3,590

LIST DATE: 09/22/21  
PURCHASE CONTRACT: 10/01/21

CLOSE DATE: 12/28/21  
CLOSE PRICE: \$660,000

CONCESSIONS: \$0  
TERMS: 1031 Exchange

Two separated units, on a corner lot, live in one and rent the other one, the heart of Huntington Park, conveniently to schools, shops, transportation, community parks and clinics. Broker/Seller does not guarantee accuracy of square footage, lot size, zoning, rent control, permits, use code, schools and/or other information concerning the conditions or features of the property information was provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Buyer is advised to verify land use with city of Huntington Park.

CUSTOMER SHORT:Residential Income ML#: PW21210884

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM

4122 Randolph St, Bell 90201

STATUS: Closed

LIST/CLOSE:

\$690,000/\$710,000 ↑

North of Gage Ave, East of Maywood Ave, South of Slauson Ave, West of Atlantic Blvd



SQFT: 1,689  
LOT(src): 0.1361/5,928 (P)  
PARKING SPACES: 2  
YEAR BLT(src): 1950 (PUB)  
DOM / CDOM: 11/11  
UNITS TOTAL: 2  
BLDG TOTAL: 2

SALE TYPE: Standard  
ML#: OC21192784  
B TRACT / MODEL:  
VIEW: No  
POOL / SPA: No/No  
AREA: T6 - Maywood, Bell

PRICE PER SQFT: \$420.37  
ORIGINAL \$: \$690,000  
STORIES: One  
GSI: \$3,600  
OP EXPENSE: \$0  
NET INCOME: \$0

LIST DATE: 08/09/21

CLOSE DATE: 12/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 09/13/21

CLOSE PRICE: \$710,000

TERMS: Submit

Great Investment opportunity in the City of Bell! This property consists of 2 units (Main Unit: 3 bedrooms, 1 bath. Back Unit 1 bedroom, 1 bathroom). Plenty of front yard space, 2 car detached garage, and driveway fits 5 vehicles. Only a short distance from restaurants, grocery stores, shopping centers and Bell City Hall. Walking distance from Nueva Vista Elementary School and Maywood Academy High School.

CUSTOMER SHORT: Residential Income ML#: OC21192784

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022 3:37:45 PM

2916 W Century Blvd, Inglewood 90303

STATUS: Closed

LIST/CLOSE:

\$1,299,500/\$1,230,000 ↓

The property is located on the south side of Century Blvd.(Local Access Street) one block east of Crenshaw Ave.



SQFT: 2,247  
LOT(src): 0.15/6,664  
PARKING SPACES:  
YEAR BLT(src): 1954  
DOM / CDOM: 133/133  
UNITS TOTAL: 3  
BLDG TOTAL: 1

SALE TYPE: Standard  
ML#: 21750574  
B TRACT / MODEL:  
VIEW: No  
POOL / SPA: No/No  
AREA: 102 - South Inglewood

PRICE PER SQFT: \$547.40  
ORIGINAL \$: \$1,375,000  
STORIES:  
GSI:  
OP EXPENSE: \$26,106  
NET INCOME: \$79,254

LIST DATE: 06/16/21

CLOSE DATE: 12/27/21

CONCESSIONS:

PURCHASE CONTRACT: 10/28/21

CLOSE PRICE: \$1,230,000

TERMS:

This Triplex within walking distance of SoFi Stadium. The building is approximately 2,427 SF on 6,664 SF R2 zoned lot. This structure have been recently renovated inside & out. This Triplex consists of 2 - 2 bedroom / 1 bath units ( both have one nonconforming bedroom) and 1 - 3 bedroom / 2 bath unit (one bedroom & 1 bathroom are nonconforming). Both of the 2 bedroom / 1 bath units is currently vacant. The site has onsite parking in the front and ample street parking. This offering is a great opportunity for an investor to own a low maintenance Triplex within walking distance of SoFi Stadium, and in an infill area of Los Angeles.

CUSTOMER SHORT: Residential Income ML#: 21750574

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022 3:37:45 PM

**\$1,680,000/\$1,660,000 ↓**

**TERMS:** Cash, Cash to New Loan



**TERMS:** Cash to New Loan



[https://matrix.crmis.org/Matrix/Printing/PrintPreview.aspx?c=AAEAAAD\\*\\*\\*\\*\\*AQAAAAAAAAAARAAAAEMAAAGAgAAAAQ4NDc0BgMAAACMTgGBAAAAA1MAYFAAAAA1cGBgAAAAE3DQIGBw...](https://matrix.crmis.org/Matrix/Printing/PrintPreview.aspx?c=AAEAAAD*****AQAAAAAAAAAARAAAAEMAAAGAgAAAAQ4NDc0BgMAAACMTgGBAAAAA1MAYFAAAAA1cGBgAAAAE3DQIGBw...) 26/61

**237 E Lemon Ave, Monrovia 91016**

STATUS: Closed

LIST/CLOSE:

\$1,295,000/\$1,228,000 ↓

W of California Ave, S of Foothill Blvd, N of Colorado Blvd



SQFT: **2,104**  
 LOT(src): **0.18/7,967**  
 PARKING SPACES: **3**  
 YEAR BLT(src): **1911**  
 DOM / CDOM: **78/78**  
 UNITS TOTAL: **3**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **21782834**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **639 - Monrovia**

PRICE PER SQFT: **\$583.65**  
 ORIGINAL \$: **\$1,295,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$22,956**  
 NET INCOME: **\$37,455**

LIST DATE: **09/11/21**CLOSE DATE: **12/28/21**

CONCESSIONS:

PURCHASE CONTRACT: **11/28/21**CLOSE PRICE: **\$1,228,000**

TERMS:

This is a great triplex located just two blocks from everything Old Town Monrovia has to offer. The bottom floor has 2- 1bd/1ba + den units with hardwood floors throughout, original built-in cabinets, and each with their own private backyards. Upstairs you have a 1bd / 1ba unit with its own balcony. Some of the upgrades include copper plumbing, tankless water heaters, hardwood floors, upgraded electrical panels, garage parking as well as a parking area off the alley, and on-site laundry. One of the bottom units is vacant for an owner to move in or rent it out for additional income. This property has a great location near schools, shops, restaurants, parks, theaters, and Freeways. Dont miss out on this wonderful opportunity to own in Monrovia.

CUSTOMER SHORT: Residential Income ML#: 21782834

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 3:37:45 PM

**2603 Lincoln Park Ave, Lincoln Heights 90031**

STATUS: Closed

LIST/CLOSE:

\$699,000/\$660,000 ↓

Main cross street: Emma Ave.



SQFT: **2,664**  
 LOT(src): **0.1709/7,444 (A)**  
 PARKING SPACES: **5**  
 YEAR BLT(src): **1971 (ASR)**  
 DOM / CDOM: **182/372**  
 UNITS TOTAL: **3**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **AR21109733**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **677 - Lincoln Hts**

PRICE PER SQFT: **\$247.75**  
 ORIGINAL \$: **\$699,000**  
 STORIES: **One**  
 GSI: **\$0**  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **05/21/21**CLOSE DATE: **12/28/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **11/19/21**CLOSE PRICE: **\$660,000**TERMS: **1031 Exchange**

Cash Buyer only! GREAT INVESTMENT OPPORTUNITY! Live in one unit and rent other unit. This wonderful units was last remodeled in 2009 and comes with new roof, copper plumbing, updated electrical and windows. Front unit(built in 1971) has 3 bedrooms, 2 bathrooms, 980 sqft., dining area, central air, and remodeled kitchen (granite counter tops, wood cabinets, and stainless steel appliances). Front unit also features a remodeled bathroom and outdoor laundry room. Back unit(built in 1972) has 3 bedrooms, 1 bathroom(8 years tenant) with a remodeled kitchen and an indoor laundry area. The last unit--Basement(built in 1885) features a 3 bedrooms and 1 bathroom (28 years tenant) With ample parking, this property fits up to 5 cars in the driveway and 2 more in the garage. Come see this great residential income property which is conveniently located near Downtown LA, the Art District, Dodger Stadium, Little Tokyo History Core, Chinatown, Pasadena, USC Medical Center, Cal State LA, and public transit. Easy access to the 10 and 5 freeway and walking distance to Lincoln Park High School. Tenants pay their own utilities. All the stable long term tenants pay their rent ON TIME every month. SUBMIT CASH OFFERS

CUSTOMER SHORT: Residential Income ML#: AR21109733

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 3:37:45 PM

**8827 S Fir Ave, Los Angeles 90002**

STATUS: Closed

LIST/CLOSE:  
**\$700,000/\$700,000****S Alameda/Manchester/92nd**

SQFT: **2,568**  
 LOT(src): **0.1557/6,782 (A)**  
 PARKING SPACES: **6**  
 YEAR BLT(src): **1939 (ASR)**  
 DOM / CDOM: **100/100**  
 UNITS TOTAL: **3**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **IV21053156**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **699 - Not Defined**

PRICE PER SQFT: **\$272.59**  
 ORIGINAL \$: **\$700,000**  
 STORIES: **Two**  
 GSI: **\$32,400**  
 OP EXPENSE: **\$7,457**  
 NET INCOME: **\$31,400**

LIST DATE: **03/12/21**CLOSE DATE: **12/30/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **11/02/21**CLOSE PRICE: **\$700,000**

TERMS: **Cal Vet Loan, Cash,  
 Conventional, FHA, Submit, VA  
 Loan**

Welcome to 8827 S Fir...Property consists of triplex building with each unit of 3 consisting of each 2 bedroom and 1 bath and centrally located near freeways and downtown los angeles.

CUSTOMER SHORT: Residential Income ML#: IV21053156

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 3:37:45 PM

**123 S Bowling Green Way, Los Angeles 90049**

STATUS: Closed

LIST/CLOSE:  
**\$3,500,000/\$3,146,439** ↓**Sunset Blvd West from 405 Freeway. Turn south on Bowling Green Way.**

SQFT: **5,136**  
 LOT(src): **0.1867/8,131 (A)**  
 PARKING SPACES: **5**  
 YEAR BLT(src): **1929 (ASR)**  
 DOM / CDOM: **96/96**  
 UNITS TOTAL: **3**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **SB21188640**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **C06 - Brentwood**

PRICE PER SQFT: **\$612.62**  
 ORIGINAL \$: **\$3,500,000**  
 STORIES:  
 GSI: **\$105,600**  
 OP EXPENSE: **\$69,451**  
 NET INCOME: **\$32,981**

LIST DATE: **08/25/21**CLOSE DATE: **12/30/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **11/29/21**CLOSE PRICE: **\$3,146,439**TERMS: **Cash, Cash to New Loan**

Rare 3 Unit in Brentwood CA on large 8,131 Sq. Ft. R-1 Lot. South of Sunset Blvd. Very, Very large units. Property can be used as income property, rehabbed or possibly torn down and build a brand new home. 3rd unit is a large ADU - 1,000 sq. foot 1 bedroom + bathroom + kitchen located over the garages. Each 3 bedroom + 2 bath units has 2,000 sq. ft. of living space. Located on Serene, Tree lined street. Over 40% in potential rent upside! The two 3 bedroom units have Luxury Exempt certificates so apparently are NOT subject to rent control. Buyer to Confirm. Additionally, The two 3 bedroom units each have a fireplace in the front room. The 1 Bedroom + 1 bathroom unit should rent for at least \$3,000/mo. Property to be delivered at COE with tenants occupying the two 3 bedroom units TENANT OCCUPIED - DO NOT WALK ON PROPERTY.

CUSTOMER SHORT: Residential Income ML#: SB21188640

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 3:37:45 PM

**916 Hilldale Ave, West Hollywood 90069** STATUS: Closed

LIST/CLOSE:

**\$2,200,000/\$2,200,000**

The property is located in the southern part of West Hollywood and is bordered by the Sunset Strip to the north and San Vicente Boulevard to the east.



SQFT: **3,067**  
 LOT(src): **0.13/5,676**  
 PARKING SPACES:  
 YEAR BLT(src): **1924**  
 DOM / CDOM: **48/48**  
 UNITS TOTAL: **3**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **21791382**  
 B TRACT / MODEL:  
 VIEW: **No**  
 POOL / SPA: **No/No**  
 AREA: **C10 - West Hollywood**  
 Vicinity

PRICE PER SQFT: **\$717.31**  
 ORIGINAL \$: **\$2,500,000**  
 STORIES: **Multi/Split**  
 GSI:  
 OP EXPENSE: **\$12,100**  
 NET INCOME: **\$54,865**

LIST DATE: **10/04/21**PURCHASE CONTRACT: **11/21/21**CLOSE DATE: **12/27/21**CLOSE PRICE: **\$2,200,000**

CONCESSIONS:

TERMS:

We are pleased to present this fantastic opportunity to purchase this beautiful triplex in the Norma Triangle neighborhood in West Hollywood, CA. The 5,629 square feet Spanish-modern Charming triplex was built in 2001. Two private townhomes and an additional apartment on a quiet, tree-lined, Cul de sac block in West Hollywood. The property is located in the southern part of West Hollywood and is bordered by the Sunset Strip to the north and San Vicente Boulevard to the east. One of the townhomes units will be delivered vacant. All three homes have different addresses, and the two townhomes each have two beds and two and a half bathrooms, and the rear apartment has two bedrooms and two bathrooms. Each unit has high ceilings, large windows, stone countertops, french doors, a balcony, a backyard, and a three-car driveway. All three units have been updated with a new roof, new paint, recessed lighting, kitchen cabinets, natural stone countertops, central AC, stainless appliances, washer/dryer, and window coverings. The units are below market rent with less than one-year terms remaining. Priced to sell!!!

CUSTOMER SHORT: Residential Income ML#: 21791382

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 3:37:45 PM

**900 Havenhurst Dr, West Hollywood 90046**

STATUS: Closed

LIST/CLOSE:

**\$2,750,000/\$2,650,000 ↓**

Major Cross Street: Crescent Heights and Willoughby or Havenhurst and Santa Monica



SQFT: **3,472**  
 LOT(src): **0.1535/6,688 (A)**  
 PARKING SPACES: **0**  
 YEAR BLT(src): **1923 (ASR)**  
 DOM / CDOM: **67/67**  
 UNITS TOTAL: **3**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **TR21195265**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **C10 - West Hollywood**  
 Vicinity

PRICE PER SQFT: **\$763.25**  
 ORIGINAL \$: **\$2,750,000**  
 STORIES: **Two**  
 GSI: **\$154,140**  
 OP EXPENSE: **\$3,000**  
 NET INCOME: **\$124,140**

LIST DATE: **09/03/21**PURCHASE CONTRACT: **11/09/21**CLOSE DATE: **12/30/21**CLOSE PRICE: **\$2,650,000**CONCESSIONS: **\$20,000**TERMS: **Cash, Cash to New Loan, Conventional**

Amazing opportunity to live in one of three units on one lot and rent out the others. Charming, private, spanish-modern triplex on a quiet, tree-lined block of West Hollywood. Driveways and hedges separate the 8117 Willoughby from 900 and 902 Havenhurst. Three homes have different addresses. 8117 Willoughby is a 3 bedroom, 1.5 bathroom home featuring high ceilings, large windows, stone counter tops, french doors, balcony, backyard, and 3 car driveway. This is the home that is in the video tour from leasing. The other two units on this same lot (2br+1.5bt; 1br+1.5bt) have their own entrances, a hedged front yard, and share a driveway. All three units have been updated with new roof, new paint, recessed lighting, kitchen cabinets, natural stone counter tops, central AC, stainless appliances, washer/dryer, and window coverings. All 3 units are at or near market rent with only 1 year terms. No tenants have terms longer than 1 year. Hedges line the yards of both structures to provide additional privacy. Property is central to the area, minutes from Cedars Sinai, Beverly Center, The Grove, restaurant rows, Century City, West Hollywood, and more! Video is a virtual tour for

CUSTOMER SHORT: Residential Income ML#: TR21195265

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 3:37:45 PM

**2106 S Cochran Ave, Los Angeles 90016** STATUS: Closed

LIST/CLOSE:

\$1,050,000/\$940,000 ↓

Washington/Redondo



SQFT: **1,884**  
 LOT(src): **0.1736/7,561 (A)**  
 PARKING SPACES: **3**  
 YEAR BLT(src): **1941 (ASR)**  
 DOM / CDOM: **7/7**  
 UNITS TOTAL: **3**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **PW21253878**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **C16 - Mid Los Angeles**

PRICE PER SQFT: **\$498.94**  
 ORIGINAL \$: **\$1,050,000**  
 STORIES:  
 GSI: **\$47,856**  
 OP EXPENSE: **\$8,100**  
 NET INCOME: **\$40,836**

LIST DATE: 11/22/21

CLOSE DATE: 12/28/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 11/30/21

CLOSE PRICE: \$940,000

TERMS: Cash to New Loan

Triplex is perfect for an investor developer. Large 7,500+ LARD2 lot with multiple possibilities. The property features three rental units with plenty of room for rental upside.

CUSTOMER SHORT: Residential Income ML#: PW21253878

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 3:37:45 PM

**2610 S Harcourt Ave, Los Angeles 90016** STATUS: Closed

LIST/CLOSE:

\$950,000/\$1,000,000 ↑

Please use GPS



SQFT: **2,654**  
 LOT(src): **0.1645/7,164 (A)**  
 PARKING SPACES: **1**  
 YEAR BLT(src): **1924 (ASR)**  
 DOM / CDOM: **25/25**  
 UNITS TOTAL: **3**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **SR21233073**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **C16 - Mid Los Angeles**

PRICE PER SQFT: **\$376.79**  
 ORIGINAL \$: **\$1,200,000**  
 STORIES: **One**  
 GSI: **\$4,450**  
 OP EXPENSE: **\$4,676**  
 NET INCOME: **\$3,950**

LIST DATE: 10/21/21

CLOSE DATE: 12/28/21

CONCESSIONS: \$3,000

PURCHASE CONTRACT: 11/15/21

CLOSE PRICE: \$1,000,000

TERMS: Cash, Cash to New Loan

Lovely triplex in the heart of Los Angeles. Great to live in one and rent the back two units. Front Unit consists of two bedrooms and two bathrooms, Living Room, Inside Laundry Room and large family room and kitchen and garage. The long driveway to the back two units consist of 1 bedroom one bath each with kitchen and walk in closet. One of the back units completely remodeled. Each of the three units has its own addresses. This is a must see property with great potential. Ready to move in for a new owner or great investor opportunity. Front Unit 2 bedroom 2 bath will be delivered vacant.

CUSTOMER SHORT: Residential Income ML#: SR21233073

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 3:37:45 PM

**1544 Hauser Blvd, Los Angeles 90019** STATUS: Closed

LIST/CLOSE:

\$1,285,000/\$1,225,000 ↓

Just east of Fairfax and North of Venice Blvd



SQFT: **2,362**  
 LOT(src): **0.15/6,752 (A)**  
 PARKING SPACES: **2**  
 YEAR BLT(src): **1928**  
 DOM / CDOM: **178/178**  
 UNITS TOTAL: **3**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **21723180**  
 B TRACT / MODEL:  
 VIEW: **Yes**  
 POOL / SPA: **No/No**  
 AREA: **C16 - Mid Los Angeles**

PRICE PER SQFT: **\$518.63**  
 ORIGINAL \$: **\$1,300,000**  
 STORIES: **Multi/Split**  
 GSI:  
 OP EXPENSE: **\$6,500**  
 NET INCOME: **\$68,578**

LIST DATE: 04/23/21

CLOSE DATE: 12/30/21

CONCESSIONS:

PURCHASE CONTRACT: 11/17/21

CLOSE PRICE: \$1,225,000

TERMS:

Beautiful Duplex in Picfair Area close to many amazing Los Angeles Landmarks and Shopping. Great freeway access and adjacent to the Westside, Beverly Hills, The Grove, and other well know areas. Each unit is Very Spacious with Hardwood Floors throughout, 2 levels, Balconies, Garage Parking, and a yard area in the rear. Both Tenants May Be open to Relocate! In addition there is a 1,000 SF foot Studio apartment with a Full Kitchen, Full Bathroom that can be easily converted to an ADU For more additional income. Motivated Seller

CUSTOMER SHORT: Residential Income ML#: 21723180

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 3:37:45 PM

**6427 Orange St, Los Angeles 90048**

STATUS: Closed

LIST/CLOSE:

**\$2,399,000/\$2,360,000 ↓**

One block North of Wilshire just East of San Vicente.



SQFT: **4,032**  
 LOT(src): **0.14/6,251**  
 PARKING SPACES: **4**  
 YEAR BLT(src): **1936**  
 DOM / CDOM: **14/14**  
 UNITS TOTAL: **3**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **21103221**  
 B TRACT / MODEL:  
 VIEW: **Yes**  
 POOL / SPA: **No/No**  
 AREA: **C19 - Beverly Center-  
 Miracle Mile**

PRICE PER SQFT: **\$585.32**  
 ORIGINAL \$: **\$2,399,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **11/09/21**CLOSE DATE: **12/29/21**

CONCESSIONS:

PURCHASE CONTRACT: **11/23/21**CLOSE PRICE: **\$2,360,000**

TERMS:

Welcome to 6427 W Orange St. A beautiful French Normandy building in a prime Beverly Hills Adjacent/Beverly Grove location. Located north of Wilshire Blvd. and just east of La Cienega Blvd, this triplex is walking distance to Beverly Hills, Beverly Center, Cedar Sinai, LACMA, The Grove, and Farmers Market. The building has 3 townhome style units, two which will be delivered completely vacant. The vacant owner's unit is a three story unit with a 3rd floor which runs the length of the building and offers about an additional 1,000 square feet of additional liveable area. View the 3D MATTERPORT TOUR of the owner's unit under virtual tour tab. The two other units are two-level 2 bedroom and 1.5 baths, one to be delivered vacant and the other with a tenant paying \$2,440. Each unit has its own laundry hookup. Situated on a large R3-zoned lot in a TOC area, the property may have long term development potential. In addition, It is blocks from the first phase of the Purple Line going west, scheduled to start at Wilshire and La Cienega by 2024. The three-car detached garage can be converted into 2 additional ADUs. This area and building has incredible upside potential. Annual expenses: Water & Electric \$3,250, Insurance \$1529, Gas \$660, and Trash is paid by the tenants. Current rents: unit 1 \$2444/mo, other two units delivered vacant. You share the gardener with the adjacent building and the annual expense is \$1,200. The building has 4,032 permitted square feet of living space and about an additional 1,000 square feet of living space in the vacant owner's unit with a 3rd floor which runs the length of the entire building!

CUSTOMER SHORT: Residential Income ML#: 21103221

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**9030 Reading Ave, Los Angeles 90045**

STATUS: Closed

LIST/CLOSE:

**\$1,195,000/\$1,120,000 ↓**

South of Manchester Blvd- Near Airport Blvd



SQFT: **1,800**  
 LOT(src): **0.15/6,819**  
 PARKING SPACES: **3**  
 YEAR BLT(src): **1950**  
 DOM / CDOM: **95/438**  
 UNITS TOTAL: **3**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **21704050**  
 B TRACT / MODEL:  
 VIEW: **No**  
 POOL / SPA: **No/No**  
 AREA: **C29 - Westchester**

PRICE PER SQFT: **\$622.22**  
 ORIGINAL \$: **\$1,195,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$776**  
 NET INCOME: **\$2,636**

LIST DATE: **03/10/21**CLOSE DATE: **12/29/21**

CONCESSIONS:

PURCHASE CONTRACT: **09/29/21**CLOSE PRICE: **\$1,120,000**

TERMS:

Back on the Market\*\*\*\*Excellent Opportunity for Developers, Builders & Investors!!! (Zoned LAR3)) This Triplex is in a desirable Westchester Area of Los Angeles. Setting on a spacious lot. Many new developments in the immediate area, surrounding the property. The Lot is located within minutes to LAX Airport, New NFL Stadium, Beaches and Entertainment. Great Potential for development on this lot! 3 Car detached garage with a long driveway. (One Garage rented for \$75.00 Month) Property is sold as is, with tenants in place. Buyer responsible for tenants. Drive by only. Write offers subject to inspection of units. Please do not disturb tenants! All offers must include proof of ability to purchase. Buyer to verify all MLS information , not limited to zoning and updated information . Agent and buyer to follow all Covid19 Safety Guidelines.

CUSTOMER SHORT: Residential Income ML#: 21704050

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**811 W 41St Dr, Los Angeles 90037**

STATUS: Closed

LIST/CLOSE:

**\$675,000/\$600,000 ↓**

Nearest cross streets are Hoover and MLK Blvd.



SQFT: **734**  
 LOT(src): **0.14/6,424**  
 PARKING SPACES: **2**  
 YEAR BLT(src): **1923**  
 DOM / CDOM: **49/49**  
 UNITS TOTAL: **3**  
 BLDG TOTAL: **2**

SALE TYPE: **Probate Listing**  
 ML#: **21778026**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **C34 - Los Angeles Southwest**

PRICE PER SQFT: **\$817.44**  
 ORIGINAL \$: **\$675,000**  
 STORIES: **One**  
 GSI:  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **08/29/21**CLOSE DATE: **12/27/21**

CONCESSIONS:

PURCHASE CONTRACT: **10/17/21**CLOSE PRICE: **\$600,000**TERMS: **Cash**

Investment opportunity! Probate sale, court confirmation not required. Sold As-Is, property offers three units: Front building is a duplex, each unit 1-bedroom/1-bath and tenant occupied. Third unit is back structure 2-bedroom/1-bath and vacant, plus two garage spaces. Deferred maintenance, need repairs. Units under Los Angeles City Housing Dept REAP. Sold with tenants and Reap repairs.

CUSTOMER SHORT: Residential Income ML#: 21778026

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**1609 W 107Th St, Los Angeles 90047**

STATUS: Closed

LIST/CLOSE:

**\$700,000/\$640,000 ↓**

Near Stadium



SQFT: **1,794**  
 LOT(src): **0.13/5,670**  
 PARKING SPACES: **3**  
 YEAR BLT(src): **1949**  
 DOM / CDOM: **122/122**  
 UNITS TOTAL: **3**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **21767196**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **C36 - Metropolitan Southwest**

PRICE PER SQFT: **\$356.74**  
 ORIGINAL \$: **\$700,000**  
 STORIES: **One**  
 GSI:  
 OP EXPENSE: **\$35**  
 NET INCOME: **\$21,204**

LIST DATE: **07/30/21**CLOSE DATE: **12/27/21**

CONCESSIONS:

PURCHASE CONTRACT: **11/29/21**CLOSE PRICE: **\$640,000**

TERMS:

Amazing opportunity to own this Tri-Plex in the heart of Los Angeles. Great opportunity to add value to this long term tenant occupied and maintained building. Three one bedroom one bath fully rented units are accompanied by dedicated garages for each unit ( Separate From Living space on property ). Located in Westmont a few blocks from Inglewood and a short drive to the stadium the possibilities are endless.

CUSTOMER SHORT: Residential Income ML#: 21767196

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**827 W 85th St, Los Angeles 90044**

STATUS: Closed

LIST/CLOSE:

**\$850,000/\$850,000**

Use 2nd from the rg lane to take exit 16 for Manchester Ave, Continue on W Manchester Ave. Drive to W 85th St



SQFT: **1,523**  
 LOT(src): **0.2093/9,117 (AP)**  
 PARKING SPACES: **4**  
 YEAR BLT(src): **1923 (ASR)**  
 DOM / CDOM: **31/31**  
 UNITS TOTAL: **3**  
 BLDG TOTAL: **3**

SALE TYPE: **Standard**  
 ML#: **DW21240088**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **C37 - Metropolitan South**

PRICE PER SQFT: **\$558.11**  
 ORIGINAL \$: **\$850,000**  
 STORIES: **One**  
 GSI: **\$32,292**  
 OP EXPENSE: **\$1,500**  
 NET INCOME: **\$32,092**

LIST DATE: **11/01/21**CLOSE DATE: **12/29/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **12/03/21**CLOSE PRICE: **\$850,000**TERMS: **Cash to New Loan, Conventional, FHA**

Three separate structures on 9,117 lot. Property has This property is closeto shopping areas and transportation. Don't hesitate submit your offer today before it's too late. Dog located behind property gate. Please do not disturb occupants as these are good people. . Property is located West of I-110 highway and North of Manchester.

CUSTOMER SHORT: Residential Income ML#: DW21240088

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**11826 Magnolia Blvd, Valley Village  
91607**

Radford Ave and Colfax Ave



SQFT: **1,860**  
 LOT(src): **0.1492/6,498 (A)**  
 PARKING SPACES: **0**  
 YEAR BLT(src): **1941 (ASR)**  
 DOM / CDOM: **252/252**  
 UNITS TOTAL: **3**  
 BLDG TOTAL: **1**

STATUS: Closed

SALE TYPE: **Standard**  
 ML#: **SR21037124**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **VVL - Valley Village**

LIST/CLOSE:  
**\$1,235,000/\$1,150,000** ↓

PRICE PER SQFT: **\$618.28**  
 ORIGINAL \$: **\$1,235,000**  
 STORIES:  
 GSI: **\$0**  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **02/22/21**PURCHASE CONTRACT: **11/22/21**CLOSE DATE: **12/30/21**CLOSE PRICE: **\$1,150,000**CONCESSIONS: **\$0**TERMS: **Cash, Conventional**

Incredible Triplex property located in Valley Glen is now available! Three (3) fully occupied one bedroom\'s, rents are 1200, 1250 and \$1300.00 and taxes are estimated yearly \$14,000.00 Insurance estimated \$1000.00, landscape is about \$600.00, and utilities are about \$400.00 and are all in the yearly estimated total, according to seller verbal communication. Annual Income \$45,000.00 Property is fully occupied. Great development opportunity for a builder with its zoned RD1.5. Bring your builder/investors offers, seller is motivated! Will work with you! Great location! Located near North Hollywood High, popular dining options, Bank of America and more!

CUSTOMER SHORT: Residential Income ML#: SR21037124

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
 3:37:45 PM

**4613 W 159th St, Lawndale 90260**

Two blocks east of Inglewood Avenue



SQFT: **3,948**  
 LOT(src): **0.2686/11,700 (A)**  
 PARKING SPACES: **4**  
 YEAR BLT(src): **1962 (ASR)**  
 DOM / CDOM: **40/40**  
 UNITS TOTAL: **4**  
 BLDG TOTAL: **6**

STATUS: Closed

SALE TYPE: **Standard**  
 ML#: **SB21226134**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **113 - South Lawndale**

LIST/CLOSE:  
**\$1,425,000/\$1,550,000** ↑

PRICE PER SQFT: **\$392.60**  
 ORIGINAL \$: **\$1,425,000**  
 STORIES:  
 GSI: **\$77,880**  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **10/11/21**PURCHASE CONTRACT: **11/21/21**CLOSE DATE: **12/29/21**CLOSE PRICE: **\$1,550,000**CONCESSIONS: **\$35,000**TERMS: **Cash, Cash to New Loan**

Two two-on-a-lots on two lots. Great rental location two blocks from Redondo Beach. Close to 405 freeway and public transport. Three houses have similar floor-plans and 4617 has an additional bonus room. All houses are rented and have laundry hookups.

CUSTOMER SHORT: Residential Income ML#: SB21226134

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
 3:37:45 PM

**704 N Paulina Ave, Redondo Beach  
90277**

3 Parcels Away From the Intersection of Beryl St and N Paulina Ave



SQFT: **4,738**  
 LOT(src): **0.1733/7,549 (A)**  
 PARKING SPACES: **5**  
 YEAR BLT(src): **1963 (APP)**  
 DOM / CDOM: **17/17**  
 UNITS TOTAL: **4**  
 BLDG TOTAL: **1**

STATUS: Closed

SALE TYPE: **Standard**  
 ML#: **SB21239757**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **155 - S Redondo Bch N of Torrance Bl**

LIST/CLOSE:  
**\$2,650,000/\$2,560,000** ↓

PRICE PER SQFT: **\$540.31**  
 ORIGINAL \$: **\$2,650,000**  
 STORIES:  
 GSI: **\$115,500**  
 OP EXPENSE: **\$46,314**  
 NET INCOME: **\$65,721**

LIST DATE: **11/01/21**PURCHASE CONTRACT: **11/18/21**CLOSE DATE: **12/28/21**CLOSE PRICE: **\$2,560,000**CONCESSIONS: **\$0**TERMS: **Cash to New Loan**

704 North Paulina Ave is a 4-unit building well located in desirable South Redondo Beach. The building consists of 4,738 SF of living space situated on a 7,549 SF lot. It has an ideal unit mix - (1) 4-Bed/2-Bath, and (3) 2-Bed/2-Bath units, and the front house allows for an owner-user opportunity. 704 N Paulina Ave is also in a great location - in close proximity to King Harbor Marina and Local Retail & Restaurants. Given the desirable location and turnkey property condition, this is an excellent opportunity for an owner-user or investor seeking growth, stability and a hedge against inflation.

CUSTOMER SHORT: Residential Income ML#: SB21239757

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
 3:37:45 PM

**311 Avenue H, Redondo Beach 90277**

STATUS: Closed

LIST/CLOSE:

**\$2,800,000/\$2,835,000** ↑

From PCH - east on Ave G, right on Ave H



SQFT: **3,606**  
 LOT(src): **0.1265/5,509 (A)**  
 PARKING SPACES: **8**  
 YEAR BLT(src): **1952 (ASR)**  
 DOM / CDOM: **10/10**  
 UNITS TOTAL: **4**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **SB21248642**  
 B TRACT / MODEL:  
 VIEW: **Yes**  
 POOL / SPA: **No/No**  
 AREA: **156 - S Redondo Bch S**  
**of Torrance Bl**

PRICE PER SQFT: **\$786.19**  
 ORIGINAL \$: **\$2,800,000**  
 STORIES: **Three Or More**  
 GSI: **\$132,000**  
 OP EXPENSE: **\$40,000**  
 NET INCOME: **\$85,400**

LIST DATE: **12/04/21**CLOSE DATE: **12/30/21**CONCESSIONS: **\$15,000**PURCHASE CONTRACT: **12/17/21**CLOSE PRICE: **\$2,835,000**TERMS: **Cash, Cash to New Loan**

Fabulous four unit in prime Riviera Village adjacent South Redondo location with panoramic ocean views. Easy one block walk to everything - all of the shops, restaurants and amenities in the Hollywood Riviera Village. Building features four 2 Bedroom, 1 Bath units with abundant outdoor space. Four garage spaces (plus 4 driveway parking). Recently renovated including exterior paint, new asphalt driveway, fence and gates. Premier Unit B (upstairs/front) with panoramic ocean views (owner occupancy potential) and just completed a complete renovation (fully permitted). Unit A fronts a massive ocean view deck. and downstairs rear Unit C enjoys a private fenced yard area. Nice looking structure on gently up-sloped lot. Phenomenal long term hold opportunity for the savvy investor. A location that will only get better!

CUSTOMER SHORT: Residential Income ML#: SB21248642

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM**803 W 6th St, San Pedro 90731**

STATUS: Closed

LIST/CLOSE:

**\$899,000/\$920,000** ↑

West of Gaffey St and North of W 7th St.



SQFT: **2,520**  
 LOT(src): **0.1037/4,519 (A)**  
 PARKING SPACES: **0**  
 YEAR BLT(src): **1920 (ASR)**  
 DOM / CDOM: **43/43**  
 UNITS TOTAL: **4**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **WS21221749**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **183 - Vista Del Oro**

PRICE PER SQFT: **\$365.08**  
 ORIGINAL \$: **\$899,000**  
 STORIES: **One**  
 GSI: **\$67,500**  
 OP EXPENSE: **\$14,842**  
 NET INCOME: **\$52,658**

LIST DATE: **10/06/21**CLOSE DATE: **12/28/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **11/18/21**CLOSE PRICE: **\$920,000**TERMS: **Cash, Cash to New Loan, Conventional, FHA, VA Loan**

Here is your chance to own this amazing quadplex located in the Vista Del Oro neighborhood, in the city of San Pedro. These units are 100% occupied, have no vacancy, and offer an astonishing 5.85% CAP RATE! This is a perfect opportunity for a new investor, 1031 exchange buyers, and/or first-time buyers looking to live in one while having rental income from the other occupied units. Three out of the four units have been remodeled in 2018 with new cabinets, granite countertops, laminate flooring, new bathroom vanities, lighting, and interior paint. The property has all new 200 amp electrical panels, drain pipes that have been changed to ABS plastic earlier this year, upgraded dual pane windows, and copper plumbing. One unit is detached with its own parking spot and private patio. The other three units are within a single building and each unit has its own private patio. San Pedro is home to the Korean Bell of Friendship, Point Fermin Park, Los Angeles Maritime Museum, San Pedro Fish Market & Restaurant, Cabrillo Marine Aquarium, The Port of Los Angeles, and future developments to the San Pedro waterfront attraction.

CUSTOMER SHORT: Residential Income ML#: WS21221749

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3:37:45 PM

**1266 W 22nd St, San Pedro 90731**

STATUS: Closed

LIST/CLOSE:

\$1,149,000/\$1,180,000 ↑

On 22nd between Patton &amp; Walker



SQFT: 3,305

LOT(src): 0.1241/5,404 (A)

PARKING SPACES: 5

YEAR BLT(src): 1970 (ASR)

DOM / CDOM: 6/6

UNITS TOTAL: 4

BLDG TOTAL: 1

SALE TYPE: Standard, Trust

ML#: SB21250588

B TRACT / MODEL:

VIEW: Yes

POOL / SPA: No/No

AREA: 183 - Vista Del Oro

PRICE PER SQFT: \$357.03

ORIGINAL \$: \$1,149,000

STORIES: Two

GSI: \$61,920

OP EXPENSE: \$4,830

NET INCOME: \$57,090

LIST DATE: 11/19/21

PURCHASE CONTRACT: 11/28/21

CLOSE DATE: 12/28/21

CLOSE PRICE: \$1,180,000

CONCESSIONS: \$0

TERMS: Submit

Looking for that solid investment property? Well, look no further! This 4-unit low maintenance income property is located in a prime rental location of Vista Del Oro. Great unit mix with the bottom level front unit featuring 1 bedroom & 1 bath with updated flooring throughout. All 3 other units consist of 2 bedrooms & 1 bathroom and offer plenty of living space. Each unit has its own laundry hookups inside the unit along with individual water heaters. Upper units also have spacious balconies with sprawling city and harbor views. Extended driveway leads to the rear which includes 4 car garage spaces (2 - 2 car garages) and additional space for parking. Front garage is rented for additional income and each unit has substantial upside potential with rents! Each unit has its own electric and gas meter, while the owner covers water (one meter) and exterior lights (5th electrical meter). Centrally located and just a few blocks away from shopping, local schools, transportation, and restaurants. With the re-development of the LA Waterfront on its way, it's a great time to invest/buy in San Pedro!

CUSTOMER SHORT: Residential Income ML#: SB21250588

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**1926 N Hollywood Way, Burbank 91505**

STATUS: Closed

LIST/CLOSE:

\$1,350,000/\$1,325,000 ↓

S of Victory, N of Jefferies



SQFT: 2,804

LOT(src): 0.1568/6,830 (A)

PARKING SPACES: 5

YEAR BLT(src): 1951 (ASR)

DOM / CDOM: 5/5

UNITS TOTAL: 4

BLDG TOTAL: 1

SALE TYPE: Standard, Trust

ML#: BB21233441

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 610 - Burbank

PRICE PER SQFT: \$472.54

ORIGINAL \$: \$1,350,000

STORIES: Two

GSI: \$56,280

OP EXPENSE: \$21,480

NET INCOME: \$34,800

LIST DATE: 10/21/21

PURCHASE CONTRACT: 10/27/21

CLOSE DATE: 12/30/21

CLOSE PRICE: \$1,325,000

CONCESSIONS: \$10,000

TERMS: Cash to New Loan

Great Fourplex for sale located in the North West area of Burbank. Building benefited by Bob Hope Airport Authority sound proofing program, upgrades include triple pane glass windows, added sound proofing insulation and Central Air/Heat to all units. Rents are currently below market and has great upside potential. Location is only a block away from public library and park. Close to transportation Hub, freeways and studios. Taking Backup Offers.

CUSTOMER SHORT: Residential Income ML#: BB21233441

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**420 E Tujunga Ave, Burbank 91501**

STATUS: Closed

LIST/CLOSE:

\$1,950,000/\$2,000,000 ↑

Cross Streets: Glenoaks



SQFT: 4,924

LOT(src): 0.1536/6,689 (P)

PARKING SPACES: 0

YEAR BLT(src): 2003

DOM / CDOM: 0/0

UNITS TOTAL: 4

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: 320008786

B TRACT / MODEL: Not

Applicable-105

VIEW:

POOL / SPA: No/No

AREA: 610 - Burbank

PRICE PER SQFT: \$406.17

ORIGINAL \$: \$1,950,000

STORIES: Two

GSI: \$0

OP EXPENSE: \$0

NET INCOME: \$0

LIST DATE: 12/29/21

PURCHASE CONTRACT: 12/29/21

CLOSE DATE: 12/29/21

CLOSE PRICE: \$2,000,000

CONCESSIONS: \$0

TERMS: Cash To Existing Loan

Magnificent 4 unit Townhouse in the heart of Burbank, Built in 2003, This building presents a unique opportunity for an investor or owner/user, Please do NOT disturb occupants.

CUSTOMER SHORT: Residential Income ML#: 320008786

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM

**430 W Center St, Covina 91723**

STATUS: Closed

LIST/CLOSE:

\$1,300,000/\$1,300,000

10 freeway-right on Citrus St-left on Center



SQFT: 4,168

LOT(src): 0.2345/10,216 (A)

PARKING SPACES: 4

YEAR BLT(src): 1984 (ASR)

DOM / CDOM: 0/0

UNITS TOTAL: 4

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: IV21268787

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 614 - Covina

PRICE PER SQFT: \$311.90

ORIGINAL \$: \$1,300,000

STORIES:

GSI: \$5,400

OP EXPENSE: \$6,300

NET INCOME: \$2,800

LIST DATE: 12/27/21

PURCHASE CONTRACT: 12/27/21

CLOSE DATE: 12/30/21

CLOSE PRICE: \$1,300,000

CONCESSIONS: \$0

TERMS: Cash, Conventional

Fourplex located in the heart of Covina, Conveniently located near shopping, dining, movies, fwy access and more. Each unit has its own patio and garage.

CUSTOMER SHORT: Residential Income ML#: IV21268787

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM

**10819 Elliott Ave, El Monte 91733**

STATUS: Closed

LIST/CLOSE:

\$995,000/\$1,068,000 ↑

Washington Ave and Elliot Ave



SQFT: 3,192

LOT(src): 0.1462/6,368 (A)

PARKING SPACES: 4

YEAR BLT(src): 1959 (ASR)

DOM / CDOM: 10/10

UNITS TOTAL: 4

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: OC21217174

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 619 - El Monte

PRICE PER SQFT: \$334.59

ORIGINAL \$: \$995,000

STORIES: Two

GSI: \$57,160

OP EXPENSE: \$10,287

NET INCOME: \$10,287

LIST DATE: 10/13/21

PURCHASE CONTRACT: 10/28/21

CLOSE DATE: 12/30/21

CLOSE PRICE: \$1,068,000

CONCESSIONS: \$0

TERMS: Cash, Cash to New Loan, Contract, Conventional, Submit

The property is a basic two bedroom one bath fourplex plus four car carport. Number of units: four Total monthly rent: \$3,120 does not include one unit, which is to be delivered vacant and move-in ready. Long term tenants on month-to-month rental agreements.

CUSTOMER SHORT: Residential Income ML#: OC21217174

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM

5081 Borland Rd, Los Angeles 90032

STATUS: Closed

LIST/CLOSE:  
\$795,000/\$795,000

North of I-10, East of I-5; Near Intersection of Cavanagh Rd & Borland Rd



SQFT: 2,215

LOT(src): 0.1221/5,318 (A)

PARKING SPACES: 8

YEAR BLT(src): 1959 (ASR)

DOM / CDOM: 86/86

UNITS TOTAL: 4

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: CV21159649

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 621 - El Sereno

PRICE PER SQFT: \$358.92

ORIGINAL \$: \$825,000

STORIES: Two

GSI: \$44,508

OP EXPENSE: \$18,646

NET INCOME: \$24,527

LIST DATE: 07/21/21

PURCHASE CONTRACT: 10/18/21

CLOSE DATE: 12/29/21

CLOSE PRICE: \$795,000

CONCESSIONS: \$0

TERMS: Cash, Cash to New Loan

We are pleased to present 5081 Borland Road located in the University Hills Subdivision of Los Angeles. The asset is situated in a primarily residential area surrounded mainly by single-family residences and is in proximity to Cal-State Los Angeles. Tenants enjoy private garage parking as well as a gated entryway. The total of four units are spread across two separate buildings and consist of spacious 1 Bed/1 Bath units. This property offers massive upside in rental income, 70%+, for an investor seeking excellent returns over the years. Each unit is individually metered for gas and electricity. There is minimal landscaping and exterior maintenance required making it easy to operate. The tenants pay for electricity, gas, as well as their own trash and the owner only pays for water and sewer. For an investor seeking a value-add deal with tremendous upside and ease of maintenance, this is the perfect property.

CUSTOMER SHORT:Residential Income ML#: CV21159649

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022 3:37:45 PM

812 N Vendome St, Los Angeles 90026

STATUS: Closed

LIST/CLOSE:  
\$1,495,000/\$1,880,000 ↗

Between Sunet Blvd and The 101



SQFT: 4,104

LOT(src): 0.11/5,000

PARKING SPACES:

YEAR BLT(src): 1927

DOM / CDOM: 12/12

UNITS TOTAL: 4

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: 21106285

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: C21 – Silver Lake – Echo Park

PRICE PER SQFT: \$458.09

ORIGINAL \$: \$1,495,000

STORIES:

GSI:

OP EXPENSE: \$35,867

NET INCOME: \$118,500

LIST DATE: 11/18/21

PURCHASE CONTRACT: 11/30/21

CLOSE DATE: 12/29/21

CLOSE PRICE: \$1,880,000

CONCESSIONS:

TERMS:

Welcome to 812 N Vendome. A quintessential Los Angeles multi unit located in Silver Lake and being offered on the market for the first time in nearly 20 years. This gorgeous Spanish two story building boast 4 individual two bedroom one bath room units that measure over 1000 sq ft each, all housing classic architectural features throughout and is being sold with two vacant units. Located walking distances to many of the local hot spots including Silver Lake Ramen, Pho Cafe, Alfred Coffee, Cafe Tropical and many more. This truly is a gem and a must see.

CUSTOMER SHORT:Residential Income ML#: 21106285

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022 3:37:45 PM

**2426 Boulder St, Los Angeles 90033**

STATUS: Closed

LIST/CLOSE:

**\$2,570,000/\$2,570,000**

Between N Soto ST &amp; N Fickett St.

SQFT: **7,588**LOT(src): **0.1607/7,000 (A)**PARKING SPACES: **8**YEAR BLT(src): **2021 (BLD)**DOM / CDOM: **0/0**UNITS TOTAL: **4**BLDG TOTAL: **2**SALE TYPE: **Standard**ML#: **DW21252431**

B TRACT / MODEL:

VIEW: **No**POOL / SPA: **No/No**AREA: **BOYH - Boyle Heights**PRICE PER SQFT: **\$338.69**ORIGINAL \$: **\$2,570,000**STORIES: **Three Or More**GSI: **\$0**OP EXPENSE: **\$0**NET INCOME: **\$0**LIST DATE: **11/18/21**CLOSE DATE: **12/27/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **11/19/21**CLOSE PRICE: **\$2,570,000**TERMS: **Cash, Conventional**

Kingdom Builders Properties is proud to present the Brand New 4-unit property. Two separate buildings, three stories with approximate 7,588 SqFt. building construction area, Front duplex has 5/bed 5.5/bath unit and the Back duplex has 5/bed 5.5/bath with 4 garage and 4 car tandem parking in the back. A beautiful entrance with an open floor plan to the living room and kitchen area. Great for large families, Master Bedrooms in each unit with walk-in closet, plenty of closet storage in each unit. Beautiful Modern look, Beautiful Custom kitchen Cabinets throughout with beautiful quartz counter tops in each unit. Modern look anti scratch waterproof vinyl flooring. Stainless steel microwave, refrigerator, dishwasher and stove. Spacious bedrooms, closet area in each bedroom, reset lights through all the units. HVAC system in all units, tank less water heaters, separate water meters, laundry area with hook-ups. Security cameras in both buildings. Units are gated with automatic motor gate. Property comes with beautiful decorative permeable pavers throughout the driveway and parking area. This property is not rent control.

CUSTOMER SHORT: Residential Income ML#: DW21252431

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM**148 S Normandie Ave, Los Angeles 90004**

STATUS: Closed

LIST/CLOSE:

**\$1,638,888/\$1,533,000 ↓**

On Normandie Ave, north of 3rd St and South of Beverly Blvd

SQFT: **3,559**LOT(src): **0.13/5,944**PARKING SPACES: **5**YEAR BLT(src): **1942**DOM / CDOM: **226/401**UNITS TOTAL: **4**BLDG TOTAL: **2**SALE TYPE: **Standard**ML#: **21705714**

B TRACT / MODEL:

VIEW: **No**POOL / SPA: **No/No**AREA: **C17 - Mid-Wilshire**PRICE PER SQFT: **\$430.74**ORIGINAL \$: **\$1,688,888**STORIES: **Two**

GSI:

OP EXPENSE: **\$0**NET INCOME: **\$0**LIST DATE: **03/15/21**CLOSE DATE: **12/29/21**

CONCESSIONS:

PURCHASE CONTRACT: **10/27/21**CLOSE PRICE: **\$1,533,000**

TERMS:

This 4-unit property presents an amazing opportunity any new or experienced investor to own a well maintained property at an excellent, central location in Koreatown. A private access from Normandie Ave leads up to a traditional two-story, four-bedroom house. And three recently remodeled 1 BR + 1 BA rental units are situated at an adjacent access through 2nd street- Live in one unit, rent the others! This corner property is centrally-located in a qualified opportunity zone on an LAR4 zoned, TOC tier 2 lot which also presents a great development opportunity. Walking distance from some of the hippest restaurants, coffee shops, shops. Close to public transportation

CUSTOMER SHORT: Residential Income ML#: 21705714

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM

**1513 Winona Blvd, Los Angeles 90027**

STATUS: Closed

LIST/CLOSE:

**\$1,199,000/\$1,226,000** ↑

North of Sunset/West of Normandie



SQFT: **2,746**  
 LOT(src): **0.15/6,758**  
 PARKING SPACES:  
 YEAR BLT(src): **1921**  
 DOM / CDOM: **17/17**  
 UNITS TOTAL: **4**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: [21104369](#)  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **C20 - Hollywood**

PRICE PER SQFT: **\$446.47**  
 ORIGINAL \$: **\$1,199,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **11/10/21**CLOSE DATE: **12/30/21**

CONCESSIONS:

PURCHASE CONTRACT: **11/27/21**CLOSE PRICE: **\$1,226,000**

TERMS:

**C2 Land-Potential Development Opportunity or Fixer-Converted 4 unit-Currently Main Building Combined into 1 large unit with Offices or 3 to 4 Bedroom plus 3.5 baths-Bonus Rooms- Garage Converted into Bachelor with 3/4 Bath-6,758 Square Foot Lot- Ready for Renovation or Build New-Delivered Vacant-**

CUSTOMER SHORT: Residential Income ML#: 21104369

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM**8818 Ramsgate Ave, Westchester 90045**

STATUS: Closed

LIST/CLOSE:

**\$1,695,000/\$1,695,000**

Straight on Manchester Ave, Left on Ramsgate Ave



SQFT: **3,694**  
 LOT(src): **0.1566/6,820 (A)**  
 PARKING SPACES: **4**  
 YEAR BLT(src): **1952 (EST)**  
 DOM / CDOM: **124/124**  
 UNITS TOTAL: **4**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: [OC21122434](#)  
 B TRACT / MODEL:  
 VIEW: **Yes**  
 POOL / SPA: **No/No**  
 AREA: **C29 - Westchester**

PRICE PER SQFT: **\$458.85**  
 ORIGINAL \$: **\$1,850,000**  
 STORIES: **Multi/Split**  
 GSI: **\$10,041**  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **06/01/21**CLOSE DATE: **12/30/21**CONCESSIONS: **\$15,000**PURCHASE CONTRACT: **11/27/21**CLOSE PRICE: **\$1,695,000**TERMS: **Cash to New Loan, Conventional, Submit**

**Attractive quadruplex in a multi-family residential neighborhood with great curb appeal. Each unit comes with its own front and rear entrance, Gas and Electric meter as well as a 1 car detached garage. The building contains two 3 Bedroom Units + 1 Bath and two 2 Bedroom Units + 1 Bath. 2 of the units have recently been upgraded with new flooring, recessed lighting, and AC wall units. Renovated units also provide an open floorplan with plenty of natural light, fresh paint, new shaker cabinets, quartz countertop and in-unit washer and dryer hook-ups. Great investment opportunity to live in one unit and rent out the others or rent out all four. Conveniently located near LAX and 405 Freeway, parks, public transportation, shopping, dining, entertainment, and just a few minutes from the beach!**

CUSTOMER SHORT: Residential Income ML#: OC21122434

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM

**1336 W Martin Luther King Jr Blvd, Los Angeles 90037**

martin Luther King Blvd - Normandie

SQFT: **4,120**LOT(src): **0.1469/6,400 (A)**PARKING SPACES: **0**YEAR BLT(src): **1923 (ASR)**DOM / CDOM: **87/87**UNITS TOTAL: **4**BLDG TOTAL: **1**STATUS: **Closed**

LIST/CLOSE:

**\$975,000/\$950,000** ↓SALE TYPE: **Standard, Trust**ML#: **SR21150723**

B TRACT / MODEL:

VIEW:

POOL / SPA: **No/No**AREA: **C34 - Los Angeles****Southwest**PRICE PER SQFT: **\$230.58**ORIGINAL \$: **\$1,250,000**STORIES: **Two**GSI: **\$45,900**OP EXPENSE: **\$7,048**NET INCOME: **\$38,852**LIST DATE: **07/09/21**PURCHASE CONTRACT: **10/05/21**CLOSE DATE: **12/29/21**CLOSE PRICE: **\$950,000**CONCESSIONS: **\$0**TERMS: **Cash, Cash to New Loan**

Opportunity knocks!! Large 4 unit property located in a high demand rental area, Calling all investors and developers!! Spacious building with over 4,000 sqft of living space, it features 4 large-1 bedroom units just about 1,030 sqft each with spacious living rooms, kitchen and laundry area inside each unit. Plenty of parking spaces, Located in a highly desirable student housing location near the University of Southern California, this building is just a short walk or drive to one of the most dynamic submarkets in the city with near proximity to the LA Metro Expo Rail Line, LA Coliseum, the newly built LAFC Stadium, Natural History Museum, the George Lucas Museum, Downtown LA, Staples center, LA Live, 110 fwy and 105 fwy. Schedule your showing today!

CUSTOMER SHORT: Residential Income ML#: SR21150723

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM**9051 S NORMANDIE Ave, Los Angeles 90044**

Take Normandie Ave to the property address

SQFT: **2,603**LOT(src): **0.1/4,553 (OTH)**

PARKING SPACES:

YEAR BLT(src): **1939**DOM / CDOM: **368/368**UNITS TOTAL: **4**BLDG TOTAL: **2**STATUS: **Closed**

LIST/CLOSE:

**\$600,000/\$555,000** ↓SALE TYPE: **Standard**ML#: **20592592**

B TRACT / MODEL:

VIEW: **No**POOL / SPA: **No/No**AREA: **C36 - Metropolitan****Southwest**PRICE PER SQFT: **\$213.22**ORIGINAL \$: **\$600,000**STORIES: **One**

GSI:

OP EXPENSE: **\$6,624**NET INCOME: **\$17,356**LIST DATE: **06/18/20**PURCHASE CONTRACT: **11/01/21**CLOSE DATE: **12/29/21**CLOSE PRICE: **\$555,000**

CONCESSIONS:

TERMS:

Attention All Business Owners. Due to the Covid-19 Pandemic. There is a new program that allows a business owner, to get into commercial buildings or properties with No Money \$\$\$ Down. That's right No Money Down. It's a Limited Time SBA Program, designed to help business to get back on their feet thru this Crisis period. But You Must Hurry!!! Please call me Today for more Details. This corner lot bldg has corner lot appeal. To allow maximum income and customer attraction. There are currently 1 tenant renting the home on a month to month basis. There are two commercial units or spaces currently vacant. So you can rent those two units spaces right away for maximum market rents. Or immediately use them for your own personal use. Again, there is also a 3bdrm 1bath home on that same lot, renting on a month to month basis. Located in a decent area in Los Angeles, Ca.. close to shopping centers, schools, parks, beaches and churches. Please Hurry this great mixed use property Will Not Last!

CUSTOMER SHORT: Residential Income ML#: 20592592

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM

**10642 S Central Ave, Los Angeles 90002** STATUS: Closed

LIST/CLOSE:

**\$850,000/\$881,875** ↑

Located on S Central South of Century Blvd on the East side of the block.



SQFT: **3,277**  
 LOT(src): **0.17/7,484**  
 PARKING SPACES:  
 YEAR BLT(src): **1945**  
 DOM / CDOM: **5/5**  
 UNITS TOTAL: **4**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **21100041**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **C37 - Metropolitan**  
**South**

PRICE PER SQFT: **\$269.11**  
 ORIGINAL \$: **\$850,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$21,467**  
 NET INCOME: **\$42,918**

LIST DATE: **10/28/21**CLOSE DATE: **12/29/21**

CONCESSIONS:

PURCHASE CONTRACT: **11/02/21**CLOSE PRICE: **\$881,875**

TERMS:

The sale of 10642 S Central Ave consists of a 3,277 square foot 4 unit multifamily building situated on a 7,484 square foot lot. Constructed in 1945, The 4 unit consists of all 2 bedroom units zoned LARD2. Located in South Los Angeles, the property is in close proximity to West Century Blvd which is local to Los Angeles International Airport. This property generates a great income, making it a good opportunity for an owner/user or investor.

CUSTOMER SHORT: Residential Income ML#: 21100041

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022 3:37:45 PM

**14505 Alburdis Ave, Norwalk 90650** STATUS: Closed

LIST/CLOSE:

**\$1,199,000/\$1,060,000** ↓

Rosecrans Ave to Pioneer Blvd to Lindale St to Alburdis Ave



SQFT: **3,016**  
 LOT(src): **0.1318/5,743 (A)**  
 PARKING SPACES: **4**  
 YEAR BLT(src): **1962 (ASR)**  
 DOM / CDOM: **21/21**  
 UNITS TOTAL: **4**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard, Trust**  
 ML#: **PW21250951**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **M1 - Norwalk**

PRICE PER SQFT: **\$351.46**  
 ORIGINAL \$: **\$1,149,000**  
 STORIES:  
 GSI: **\$4,850**  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$4,350**

LIST DATE: **11/17/21**CLOSE DATE: **12/29/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **12/08/21**CLOSE PRICE: **\$1,060,000**TERMS: **Submit**

4-plex located at the end of a CUL-DE-SAC has just been painted on the exterior and has been well kept for over 20 years. All 4 units have 2 bedrooms and 1 bathroom with all separate electric meters, and 2 separate parking spots per unit. There is a laundry room on site and plenty of parking for guests. Located in a sprouting area of Norwalk near the 605 and 91 freeways and to major transportations, shopping and local colleges. A perfect start or expansion to your real estate portfolio.

CUSTOMER SHORT: Residential Income ML#: PW21250951

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022 3:37:45 PM

**14424 Flallon Ave, Norwalk 90650** STATUS: Closed

LIST/CLOSE:

**\$1,149,900/\$1,070,000** ↓

Major Cross Streets - Pioneer Blvd &amp; Rosecrans Ave



SQFT: **3,016**  
 LOT(src): **0.1452/6,327 (A)**  
 PARKING SPACES: **0**  
 YEAR BLT(src): **1962 (ASR)**  
 DOM / CDOM: **26/26**  
 UNITS TOTAL: **4**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **CV21228191**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **M1 - Norwalk**

PRICE PER SQFT: **\$354.77**  
 ORIGINAL \$: **\$1,149,900**  
 STORIES:  
 GSI: **\$0**  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **10/13/21**CLOSE DATE: **12/28/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **11/09/21**CLOSE PRICE: **\$1,070,000**TERMS: **Submit**

CUSTOMER SHORT: Residential Income ML#: CV21228191

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022 3:37:45 PM

**14422 Flallon Ave, Norwalk 90650**

STATUS: Closed

LIST/CLOSE:

**\$1,149,900/\$1,070,000 ↓**

Major Cross Streets - Pioneer Blvd &amp; Rosecrans Ave

SQFT: **3,016**LOT(src): **0.1468/6,396 (A)**PARKING SPACES: **0**YEAR BLT(src): **1962 (ASR)**DOM / CDOM: **26/26**UNITS TOTAL: **4**BLDG TOTAL: **1**SALE TYPE: **Standard**ML#: **CV21219261**

B TRACT / MODEL:

VIEW: **No**POOL / SPA: **No/No**AREA: **M1 - Norwalk**PRICE PER SQFT: **\$354.77**ORIGINAL \$: **\$1,149,900**STORIES: **Two**GSI: **\$0**OP EXPENSE: **\$0**NET INCOME: **\$0**LIST DATE: **10/13/21**PURCHASE CONTRACT: **11/09/21**CLOSE DATE: **12/28/21**CLOSE PRICE: **\$1,070,000**CONCESSIONS: **\$0**TERMS: **Submit**

**GREAT INVESTMENT OPPORTUNITY!!** Wonderful 2 building apartment building located in the heart of Norwalk!. There are 2 separate buildings, divided up with 4 units each, totaling 8 units. All 8 units offer 2 bedrooms and 1 full bath. The property includes at common area for all tenants to enjoy. There is two onsite laundry rooms, with washer & dryer. Machines are coin operated so there is extra revenue for new owners. Units are well maintained and offering covered parking, and is perfectly centralized in the heart of Norwalk. This a great opportunity for anyone looking to expand or start their real estate portfolio. Owner is selling adjacent building 14424. Call us today to schedule your private showing!

CUSTOMER SHORT: Residential Income ML#: CV21219261

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM**523 N Willow Ave, Compton 90221**

STATUS: Closed

LIST/CLOSE:

**\$825,000/\$755,000 ↓**

From E. Rosecrans Ave to N. Santa Fe Ave unto 523 N. Willow Ave Compton CA 90221

SQFT: **2,400**LOT(src): **0.1492/6,500 (E)**PARKING SPACES: **8**YEAR BLT(src): **1952 (EST)**DOM / CDOM: **44/170**UNITS TOTAL: **4**BLDG TOTAL: **2**SALE TYPE: **Standard**ML#: **MB21233537**

B TRACT / MODEL:

VIEW:

POOL / SPA: **No/No**AREA: **RO - Compton S of  
Rosecrans, E of Alameda**PRICE PER SQFT: **\$314.58**ORIGINAL \$: **\$800,000**STORIES: **Two**GSI: **\$0**OP EXPENSE: **\$0**NET INCOME: **\$0**LIST DATE: **10/21/21**PURCHASE CONTRACT: **12/08/21**CLOSE DATE: **12/28/21**CLOSE PRICE: **\$755,000**CONCESSIONS: **\$0**TERMS: **Cash, Cash to New Loan,  
Conventional, FHA**

**\*\*\*Great 4~Units for Sale! Amazing Rental Income Units with a Separate Single family Home in the front... Front house is very spacious and has 3~Bedrooms & 2~Bathrooms plus inside Laundry room .. The "Three" Back Units are Each 1~Bedroom & 1~Bath...Two of the back units are on top of Garages.. The third unit is below next to Garages... Property has ample parking that fits more than 6-cars... Great Multi Units to add to your Real Estate Portfolio, Build Long term wealth.. Cash flow.. 1031 Exchange and Conventional is ok .. A true must see!!!**

CUSTOMER SHORT: Residential Income ML#: MB21233537

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM**6345 Ajax Ave, Bell Gardens 90201**

STATUS: Closed

LIST/CLOSE:

**\$1,300,000/\$1,250,000 ↓**

Gage And Eastern

SQFT: **2,954**LOT(src): **0.27/12,000 (A)**

PARKING SPACES:

YEAR BLT(src): **1944**DOM / CDOM: **88/88**UNITS TOTAL: **4**BLDG TOTAL: **1**SALE TYPE: **Standard**ML#: **21774282**

B TRACT / MODEL:

VIEW:

POOL / SPA: **No/No**AREA: **T3 - Bell Gardens, Bell E  
of 710, Commerce S of 26**PRICE PER SQFT: **\$423.16**ORIGINAL \$: **\$1,300,000**

STORIES:

GSI:

OP EXPENSE: **\$16,906**NET INCOME: **\$9,200**LIST DATE: **08/18/21**PURCHASE CONTRACT: **11/14/21**CLOSE DATE: **12/28/21**CLOSE PRICE: **\$1,250,000**

CONCESSIONS:

TERMS:

No units will be delivered vacant . Sold with tenants in place.

CUSTOMER SHORT: Residential Income ML#: 21774282

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM

**10933 Acacia Ave, Inglewood 90304**

STATUS: Closed

LIST/CLOSE:

\$1,295,000/\$1,230,000 ↓

The subject property is located on the west side of Acacia Ave. just south of Lennox Blvd. & one block east of Hawthorne Blvd.



SQFT: **3,432**  
 LOT(src): **0.15/6,596**  
 PARKING SPACES:  
 YEAR BLT(src): **1957**  
 DOM / CDOM: **115/115**  
 UNITS TOTAL: **5**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **21757676**  
 B TRACT / MODEL:  
 VIEW: **No**  
 POOL / SPA: **No/No**  
 AREA: **105 - Lennox**

PRICE PER SQFT: **\$358.39**  
 ORIGINAL \$: **\$1,450,000**  
 STORIES: **Two**  
 GSI:  
 OP EXPENSE: **\$32,099**  
 NET INCOME: **\$45,628**

LIST DATE: **07/06/21**CLOSE DATE: **12/28/21**

CONCESSIONS:

PURCHASE CONTRACT: **10/29/21**CLOSE PRICE: **\$1,230,000**

TERMS:

This low maintenance 3,432 SF 5-Unit Multi-Family Apartment Complex sits on a 6,596 SF LA-R3 zoned lot. The property includes 2 buildings with a total of 5 units. The building facing Acacia Ave. is a 2-story Fourplex consisting of (4) 1bedroom / 1 bath units. The building to the rear of the property is a Single Family Residence. The SFR is a 4 bedroom / 2 bath unit(one of the bedrooms is nonconforming). All tenants are currently on a month to month tenancy. The offering has been recently renovated and all units have central HVAC systems! Each unit also is separately metered for gas & electrical. The site has on-site parking in addition to ample street parking. This opportunity is located in one of the most up & coming areas of Los Angeles. It will attract an investor looking to purchase a lowmaintenance multi-family property in a growing area within walking distance to public transportation, parks, and shopping areas.

CUSTOMER SHORT:Residential Income ML#: 21757676

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
 3:37:45 PM

**805 N Pasadena Ave, Azusa 91702**

STATUS: Closed

LIST/CLOSE:

\$1,550,000/\$1,485,000 ↓

Exit Azusa Ave from 210 Freeway. North to Foothill. East on Foothill. North on Pasadena Ave.



SQFT: **4,420**  
 LOT(src): **0.1748/7,613 (A)**  
 PARKING SPACES: **8**  
 YEAR BLT(src): **1985 (ASR)**  
 DOM / CDOM: **464/464**  
 UNITS TOTAL: **5**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **CV20012361**  
 B TRACT / MODEL:  
 VIEW: **Yes**  
 POOL / SPA: **No/No**  
 AREA: **607 - Azusa**

PRICE PER SQFT: **\$335.97**  
 ORIGINAL \$: **\$1,550,000**  
 STORIES:  
 GSI: **\$92,040**  
 OP EXPENSE: **\$31,297**  
 NET INCOME: **\$58,943**

LIST DATE: **03/04/20**CLOSE DATE: **12/29/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **06/11/21**CLOSE PRICE: **\$1,485,000**TERMS: **Cash to New Loan, Conventional**

Ideal 5 unit in North Azusa. Built in 1985 Stable tenants with below market rents. Excellent unit mix with 3- 2 bedroom / 2 bath units and 2 - 2 bedroom / 1 bath units. Units are individually metered for gas , electricity and water. Each unit features its own washer and dryer. Each unit has a garage and there is also open parking. The property is in close proximity to Metro Gold Line Station ,Citrus College and Azusa Pacific University. Compare with older units and this property is priced well per unit considering newer construction and rent upside.

CUSTOMER SHORT:Residential Income ML#: CV20012361

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
 3:37:45 PM

**3720 Pine Ave, El Monte 91731**

STATUS: Closed

LIST/CLOSE:

**\$1,150,000/\$1,150,000**

North of I-10, West of I-605; Near the Intersection of Pine Ave &amp; Montecito Dr



SQFT: **2,546**  
 LOT(src): **0.3/13,069 (A)**  
 PARKING SPACES: **8**  
 YEAR BLT(src): **1953 (ASR)**  
 DOM / CDOM: **2/2**  
 UNITS TOTAL: **5**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **CV21260663**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **619 - El Monte**

PRICE PER SQFT: **\$451.69**  
 ORIGINAL \$: **\$1,150,000**  
 STORIES: **Two**  
 GSI: **\$74,160**  
 OP EXPENSE: **\$28,943**  
 NET INCOME: **\$42,992**

LIST DATE: **12/07/21**CLOSE DATE: **12/30/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **12/09/21**CLOSE PRICE: **\$1,150,000**TERMS: **Cash, Cash to New Loan**

We are pleased to offer for sale this 5 unit investment property located in the city of El Monte. The property is located in the "north" section of the city, north of Ramona Blvd which is a highly desirable rental area. The subject property is comprised of 2 structures, one detached 2Bed/1Bath cottage style unit, and a second structure with 4(1Bed/1Bath) units. Tenants enjoy onsite garage and car-port parking. There is a laundry room onsite currently not in use by the tenants. The current owner has kept the rental rates well below market making this a great opportunity for the savvy investor to utilize "substantial improvement" to reposition the property and take advantage of a potential 38% upside in rental income!

CUSTOMER SHORT: Residential Income ML#: CV21260663

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
 3:37:45 PM

**117 S Hoover St, Silver Lake 90004**

STATUS: Closed

LIST/CLOSE:

**\$1,650,000/\$1,565,000 ↓**

Hoover



SQFT: **4,470**  
 LOT(src): **0.1747/7,610 (A)**  
 PARKING SPACES: **5**  
 YEAR BLT(src): **1922 (ASR)**  
 DOM / CDOM: **152/152**  
 UNITS TOTAL: **5**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **TR21109470**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **C21 – Silver Lake – Echo Park**

PRICE PER SQFT: **\$350.11**  
 ORIGINAL \$: **\$1,750,000**  
 STORIES: **Two**  
 GSI: **\$1**  
 OP EXPENSE: **\$4**  
 NET INCOME: **\$1**

LIST DATE: **05/21/21**CLOSE DATE: **12/30/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **10/20/21**CLOSE PRICE: **\$1,565,000**TERMS: **Cash to New Loan**

Going back on market 10/29/21. Subject to Cancellation of current escrow ALL FIVE UNITS DELIVERED VACANT!!!! Sharp 5 unit building located in desirable area of Silver Lake . . . Front unit (UNIT 5) is: Owner's Unit/HOUSE Spacious 3bedrooms and two bathrooms spacious living room/fireplace, dining area, light/bright kitchen inside laundry both bedrooms offer ample living closet space, nice size bathroom. UNIT 1 offers 2bedrooms/1ba as well. spacious living area, light bright kitchen, and both bedrooms offer ample living/closet space. Units 1 and 2 are 2bedrooms and one bathroom, and units 3 and 4 are both 1 bedroom and one bathroom. Free HIGHLY UPGRADED and offer living room dining area light/bright kitchen and bedroom w/ample living/closet space. Property offers a carport with 5 car parking, little backyard with community storage shed, and laundry machines. The entire property has been kept up very well and that's why NO ONE HAS LEFT FOR MANY MANY MANY YEARS. Offer Subject to interior inspection RENT ROLLS: Front House (Unit 5) DELIVERED VACANT UNIT 1 \$1,000 and DELIVERED VACANT Units 2 and 3 have rents of \$950 Unit 4 \$975 Developer opportunity as well. Check with city to see what can be built. Re-development area.

CUSTOMER SHORT: Residential Income ML#: TR21109470

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
 3:37:45 PM

**9683 W Olympic Blvd, Beverly Hills  
90212**

STATUS: Closed

LIST/CLOSE:

**\$3,950,000/\$3,800,000** ↓

Across from Roxbury Park on Olympic Blvd.



SQFT: **6,800**  
 LOT(src): **0.1792/7,806 (A)**  
 PARKING SPACES: **7**  
 YEAR BLT(src): **1936 (ASR)**  
 DOM / CDOM: **144/144**  
 UNITS TOTAL: **5**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **NP21134904**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **C01 - Beverly Hills**

PRICE PER SQFT: **\$558.82**  
 ORIGINAL \$: **\$3,950,000**  
 STORIES: **Two**  
 GSI: **\$0**  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **06/21/21**CLOSE DATE: **12/27/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **11/12/21**CLOSE PRICE: **\$3,800,000**TERMS: **Cash, Cash to New Loan**

Owner User, Investor, Developer Opportunity! Prime location directly across Roxbury Park. The charming French style apartment complex has 5 units and a manager's office around a lovely central courtyard garden. The front unit is on 2 levels, and has 2 bedrooms, a living room, dining room, den, kitchen, 1 full bath, 2 half baths, washer and dryer, and private basement. A manager's office is located on the front upper level, it has a 3/4 bath and a separate entrance. Check with the City about combining the manager's office with the front vacant unit by opening up the common wall. A permit may be required. The 4 units in the back consist of 2 units on two levels, and 2 units on one level. Each of the 4 units has 2 bedrooms, a living room, dining room, kitchen, 1 full bath, and 1 half bath. There are 7 on-site parking spaces, 4 are covered. All of the units feature lovely hardwood floors, wainscoting, moldings, and tiles. Many improvements have been made to the property. There is a laundry facility in the common basement. Per the Assessor, the building is 6,800 sf, the land 7,806 sf. Competitive price per square foot for 2021 Beverly Hills multifamily. Amenities at Roxbury Park include tennis, lawn bowling, a community center, and playground. Walking distance to Century City and Beverly Hills High School. Drive by to appreciate the amazing location of this unique property. Do not disturb tenants.

CUSTOMER SHORT: Residential Income ML#: NP21134904

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM**3745 S Centinela Ave, Los Angeles 90066** STATUS: Closed

LIST/CLOSE:

**\$1,995,000/\$1,942,500** ↓

North of Venice Blvd South of Palms Blvd



SQFT: **4,554**  
 LOT(src): **0.11/4,950**  
 PARKING SPACES: **5**  
 YEAR BLT(src): **1959**  
 DOM / CDOM: **9/9**  
 UNITS TOTAL: **5**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **21797972**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **C13 - Palms - Mar Vista**

PRICE PER SQFT: **\$426.55**  
 ORIGINAL \$: **\$1,995,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$35,119**  
 NET INCOME: **\$69,795**

LIST DATE: **10/20/21**CLOSE DATE: **12/29/21**

CONCESSIONS:

PURCHASE CONTRACT: **11/01/21**CLOSE PRICE: **\$1,942,500**

TERMS:

This 5 unit investment opportunity offers tangible appreciation in an excellent location. It is across the street from Mitsuya Market center with a Chase Bank and CVS. 3 blocks away is the highly anticipated Culver Market Hall site which is in development scheduled to open in 2022. The centralized location provides easy access to Silicon Beach, Santa Monica, Culver City and Marina del Rey. The property is very well maintained with many capital improvements and will run efficiently and profitably. There are separate meters for gas & electric. The plumbing is all copper, and the exterior including stucco, eaves and fascia is in impeccable condition. The windows have been upgraded to double-glaze panes providing excellent noise abatement. The units are large and bright and there is 20% upside in current rents.

CUSTOMER SHORT: Residential Income ML#: 21797972

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM

**1236 N Edgemont St, Los Angeles 90029** STATUS: Closed

LIST/CLOSE:

**\$2,350,000/\$2,300,000** ↓

Near Fountain Ave., between Vermont Ave. and Normandie Ave.

SQFT: **4,820**LOT(src): **0.33/14,459 (OTH)**PARKING SPACES: **5**YEAR BLT(src): **1948**DOM / CDOM: **45/45**UNITS TOTAL: **5**BLDG TOTAL: **5**SALE TYPE: **Standard**ML#: **21787180**

B TRACT / MODEL:

VIEW:

POOL / SPA: **No/No**AREA: **C20 - Hollywood**PRICE PER SQFT: **\$477.18**ORIGINAL \$: **\$2,350,000**

STORIES:

GSI:

OP EXPENSE: **\$53,725**NET INCOME: **\$105,743**LIST DATE: **09/23/21**PURCHASE CONTRACT: **11/12/21**CLOSE DATE: **12/28/21**CLOSE PRICE: **\$2,300,000**

CONCESSIONS:

TERMS:

1236 North Edgemont Street is a charming five (5) unit property located in East Hollywood. The 4,820 square foot property is located on a HUGE 14,459 square foot lot zoned LAR3 in TOC Tier 3. Eighteen (18) units can be built by right, and up to thirty (30) units can be built with the TOC density bonus (BUYER TO VERIFY) or ADUs may be added in the rear. The property is made up of four (4) cottage style two bedroom, one bath units that have formal dining areas and their own private yards and in-unit washer & dryer units. There is one three bedroom one and a half two story unit and AMPLE parking available for all. The current owner has maintained the property well, replacing all plumbing to copper and updating all roofs. Each unit is separately metered for gas and electricity, and has its own H2O heater, keeping expenses low. The property is very well located just South of Fountain Ave. and West of Vermont Ave, in the East Hollywood area, adjacent to Virgil Village. It's within close proximity to everything Hollywood and Los Feliz have to offer; like Square One, The Good Good, Melody, Found Oyster, Friends & Family, and many other restaurants & bars! Moreover, the property is just minutes away from the 101 freeway and has many nearby public transportation options. This location is deemed a walkers paradise with a walk score of 93 out of 100, given its close proximity to restaurants, grocery stores, and every day necessities. Kaiser Permanente Hospital, Childrens Hospital and Los Angeles City College (LACC) are within one mile of the property as well as many Studios providing many local employment opportunities in the local area. Please note two adjacent lots are included in this sale APN: 5540-012-015 & 5540-012-017. Please do not disturb tenants!

CUSTOMER SHORT: Residential Income ML#: 21787180

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022 3:37:45 PM

**1728 S Bonnie Brae St, Los Angeles 90006**

STATUS: Closed

LIST/CLOSE:

**\$989,000/\$975,000** ↓

South of Venice Blvd. and East of S Hoover St

SQFT: **5,405**LOT(src): **0.1435/6,250 (A)**PARKING SPACES: **0**YEAR BLT(src): **1912 (OTH)**DOM / CDOM: **9/9**UNITS TOTAL: **5**BLDG TOTAL: **2**SALE TYPE: **Standard**ML#: **DW21238258**

B TRACT / MODEL:

VIEW:

POOL / SPA: **No/No**AREA: **C34 - Los Angeles Southwest**PRICE PER SQFT: **\$180.39**ORIGINAL \$: **\$989,000**

STORIES:

GSI: **\$65,400**OP EXPENSE: **\$4,800**NET INCOME: **\$60,600**LIST DATE: **10/28/21**PURCHASE CONTRACT: **11/14/21**CLOSE DATE: **12/29/21**CLOSE PRICE: **\$975,000**CONCESSIONS: **\$24,500**TERMS: **Cash, Conventional**

BACK ON THE MARKET and PRICED TO SELL! Welcome to 1728 S Bonnie Brae St. centrally located in the heart of Pico Union where the 110 FWY and 10 FWY meet. Located in the backyard of LA Live, Staple Center, Los Angeles Convention Center, and in Close proximity to USC. This 5-Unit opportunity consist of Four (1-1) and One 2-1 separate unit dwelling. The property's plumbing has been upgraded to Cooper and has an upgraded Sewer line. There are some electrical wiring upgrades as well. Windows were replaced in the last couple of years. Calling all Investors and buyers looking for a Great Income Property Opportunity with a ton of potential look NO FURTHER. Property is SOLD AS-IS and with current tenants in place.

CUSTOMER SHORT: Residential Income ML#: DW21238258

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022 3:37:45 PM

**4801 Filmore St, Bell 90201**

STATUS: Closed

LIST/CLOSE:

\$1,195,000/\$1,100,000 ↓

N on Atlantic, right on Gage to Heliotrope, turn left to Filmore, property on NW corner



SQFT: 3,682

LOT(src): 0.172/7,492 (A)

PARKING SPACES: 4

YEAR BLT(src): 1963 (ASR)

DOM / CDOM: 0/0

UNITS TOTAL: 5

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: PW21245154

B TRACT / MODEL:

VIEW: No

POOL / SPA: No/No

AREA: T6 - Maywood, Bell

PRICE PER SQFT: \$298.75

ORIGINAL \$: \$1,195,000

STORIES:

GSI: \$70,560

OP EXPENSE: \$19,877

NET INCOME: \$50,683

LIST DATE: 11/05/21

PURCHASE CONTRACT: 11/09/21

CLOSE DATE: 12/29/21

CLOSE PRICE: \$1,100,000

CONCESSIONS: \$25,000

TERMS: Cash, Cash to New Loan

5 nice well kept units in a great area of Bell located near the 710, 5, & 105 freeways. Good unit mix with two 2-bed, two 1-bed and a single. Tenants pay their own utilities except the utilities are included for the single unit. No local rent control, only the state control exist. All units have 2 parking spots, nice landscaping.

CUSTOMER SHORT: Residential Income ML#: PW21245154

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**8265 Crenshaw Dr, Inglewood 90305**

STATUS: Closed

LIST/CLOSE:

\$1,485,000/\$1,500,000 ↑

Between 83rd Place and 82nd Places



SQFT: 4,297

LOT(src): 0.15/6,729

PARKING SPACES:

YEAR BLT(src): 1952

DOM / CDOM: 41/41

UNITS TOTAL: 6

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: 21790314

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 101 - North Inglewood

PRICE PER SQFT: \$349.08

ORIGINAL \$: \$1,550,000

STORIES:

GSI:

OP EXPENSE: \$45,892,572

NET INCOME: \$59,695

LIST DATE: 09/30/21

PURCHASE CONTRACT: 11/10/21

CLOSE DATE: 12/30/21

CLOSE PRICE: \$1,500,000

CONCESSIONS:

TERMS:

Back on Market. We are pleased to present this charming six unit multi family property for sale in Inglewood. Comprised of four one bedroom one bath units and two two bedroom one bath units. This property wont last long

CUSTOMER SHORT: Residential Income ML#: 21790314

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022 3:37:45 PM

**663 W 13Th St, San Pedro 90731**

STATUS: Closed

LIST/CLOSE:

\$2,095,000/\$1,925,000 ↓

W 13th Street &amp; South Gaffey Street



SQFT: 5,737

LOT(src): 0.15/6,764

PARKING SPACES:

YEAR BLT(src): 1967

DOM / CDOM: 32/32

UNITS TOTAL: 6

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: 21106301

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 185 - Plaza

PRICE PER SQFT: \$335.54

ORIGINAL \$: \$2,095,000

STORIES:

GSI:

OP EXPENSE: \$50,337

NET INCOME: \$87,787

LIST DATE: 11/18/21

PURCHASE CONTRACT: 12/20/21

CLOSE DATE: 12/30/21

CLOSE PRICE: \$1,925,000

CONCESSIONS:

TERMS:

We are pleased to present a one of a kind modern coastal affordable multifamily property located 663 W 13th st. This abnormally large sized 6 unit property is comprised of all 2 bedroom floorplans with 4/6 units being completely renovated. Ownership has meticulously cared for exterior and interior condition and has raised 66% of the units to market rents. A new owner can benefit from immediate cash flow, a turnkey asset located in a gentrifying area, and units that will always be in high demand. Tons of parking in the rear of the property in addition to street parking. Located just a few parcels from Gaffey, tenants can enjoy accessibility to major retailers, the freeway, and other nearby attractions. Should an investor elect to purchase with "interest only" financing, they can expect above average yield upon acquisition.

CUSTOMER SHORT: Residential Income ML#: 21106301

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022 3:37:45 PM

**1637 Micheltorena St, Los Angeles 90026** STATUS: Closed

LIST/CLOSE:

**\$1,395,000/\$1,605,000** ↑

North on Micheltorena from Sunset Blvd.



SQFT: **3,435**  
 LOT(src): **0.19/8,573 (A)**  
 PARKING SPACES:  
 YEAR BLT(src): **1928**  
 DOM / CDOM: **18/18**  
 UNITS TOTAL: **6**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **21796264**  
 B TRACT / MODEL:  
 VIEW: **Yes**  
 POOL / SPA: **No/No**  
 AREA: **C21 – Silver Lake – Echo Park**

PRICE PER SQFT: **\$467.25**  
 ORIGINAL \$: **\$1,395,000**  
 STORIES: **Multi/Split**  
 GSI:  
 OP EXPENSE: **\$30,913**  
 NET INCOME: **\$29,593**

LIST DATE: **10/26/21**CLOSE DATE: **12/28/21**

CONCESSIONS:

PURCHASE CONTRACT: **11/13/21**CLOSE PRICE: **\$1,605,000**

TERMS:

Charming Spanish style six unit building in the heart of Silver Lake. Main building has five units, a separate detached home, and six parking spots on a large 8,500 square foot lot. One 1BR/1BA unit to be delivered vacant. Rare value-add opportunity to own an income property nestled in coveted Silver Lake. Front building consists of three 1 bedroom/1bathroom units with one 2 bedroom/1bathroom unit and one 1 bedroom / 1 bathroom unit on the second floor. Additionally, there is a standalone 2 bedroom / 1 bathroom house in the rear of the property. Building comes with a private driveway leading to 6 individual parking spaces-plenty of space to explore the possibility of adding an ADU. Great location with close proximity to all the great shops and restaurants along Sunset and Silver Lake Blvd. as well as convenient 101/5/2 commute access. A stone's throw from the Silver Lake Reservoir, Micheltorena Street has a storied history as one of Silver Lake's most famous streets. This area is highly coveted as it's around the corner from such eateries and bars such as Pine & Crane, Forage, The Black Cat, Botanica, Barbrix, Night+Market Song, The Ceviche Project and many more. Go shop at the new Erewhon Market or Whole Foods, or get a shake or acai bowl at Naturewell or coffee next door at Intelligentsia or LaMill. Literally every conceivable neighborhood convenience is at your fingertips. Great opportunity for the right investor or owner occupant.

CUSTOMER SHORT: Residential Income ML#: 21796264

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM**1110 Echo Park Ave, Los Angeles 90026** STATUS: Closed

LIST/CLOSE:

**\$2,495,000/\$2,375,000** ↓

South of Sunset on the east side of Echo Park Avenue.



SQFT: **5,638**  
 LOT(src): **0.17/7,512 (A)**  
 PARKING SPACES: **4**  
 YEAR BLT(src): **1916**  
 DOM / CDOM: **32/32**  
 UNITS TOTAL: **6**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **21777680**  
 B TRACT / MODEL:  
 VIEW: **Yes**  
 POOL / SPA: **No/No**  
 AREA: **C21 – Silver Lake – Echo Park**

PRICE PER SQFT: **\$421.25**  
 ORIGINAL \$: **\$2,695,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$55,832**  
 NET INCOME: **\$100,575**

LIST DATE: **08/30/21**CLOSE DATE: **12/30/21**

CONCESSIONS:

PURCHASE CONTRACT: **10/01/21**CLOSE PRICE: **\$2,375,000**

TERMS:

The Echo Park Avenue Apartments is a very special and unique property configured as a 4-unit building and a 2-unit building for a total of 6 units. The four unit was constructed in 1922, the two-unit in 1916. There are four small garages with access on Echo Park Avenue. Each unit has washer/dryer hookups, front and rear entrance, hardwood floors and intricate details. The Echo Park Avenue Fourplex enjoys twin extended front porch areas with Echo Park Lake views and the rear area is also available for gatherings and BBQ's. The Laguna Duplex enjoys a very spacious outdoor area that is separate and distinct from the Fourplex portion. This area is separated by new fencing and cemented planter boxes on the Echo Park Ave side. The parcel is zoned LARD2-1VL-HPOZ. The HPOZ (Historical Preservation Overlay Zone) extends several blocks to the north and east. This provides protection from over development and of out of character additions to the neighborhood thus preserving the original aspects of the area. Tenants are drawn to the old world charm and pleasant nature and livability of the property. The 1+1 apartments in the Echo Park Avenue Fourplex are very large, (over 1,000 square feet each) and all units have a separate laundry room and period tile in kitchens and baths with original hardwood floors and picture molding throughout. There are too many intricacies to describe in this small space, but one of many examples is the upper duplex unit (1047 Laguna) boasts a sunroom off the second bedroom with lake views. These rentals are much closer to a home than an apartment. The complex is presented as a parcel that runs block to block between Echo Park Avenue and Laguna Avenue. The Fourplex that faces Echo Park Avenue are all 1-bedroom 1-bath. The Duplex that faces Laguna Avenue are 2-bedroom 1-bath & 2-bedroom 1 1/4 bath. Resting just south of Sunset Blvd and north of the U.S. 101 on Echo Park Avenue. Centrally located just north west of DTLA and east of Silverlake and Hollywood. Echo Park Lake is located just south and across the street from the subject property. Upper units of the fourplex & the duplex have lake views. The Echo Park area is ground zero for hipsters, tech workers, artists, independent thinkers and free spirits. The area is alive with a vibe that is palpable and is attractive to both young and old alike. Please do not walk on property or disturb the tenants.

CUSTOMER SHORT: Residential Income ML#: 21777680

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM

639 Robinson St, Los Angeles 90026

STATUS: Closed

LIST/CLOSE:

\$2,825,000/\$2,825,000

Google Maps. On Robinson between Bellevue and Ellsworth.



SQFT: 4,073  
LOT(src): 0.15/6,616  
PARKING SPACES: 2  
YEAR BLT(src): 1931  
DOM / CDOM: 45/45  
UNITS TOTAL: 6  
BLDG TOTAL: 2

SALE TYPE: Standard  
ML#: 21783660  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: No/No  
AREA: C21 – Silver Lake – Echo Park

PRICE PER SQFT: \$693.59  
ORIGINAL \$: \$2,825,000  
STORIES:  
GSI:  
OP EXPENSE: \$49,669  
NET INCOME: \$135,492

LIST DATE: 09/27/21

PURCHASE CONTRACT: 11/11/21

CLOSE DATE: 12/30/21

CLOSE PRICE: \$2,825,000

CONCESSIONS:

TERMS:

KW Commercial as exclusive listing agents is pleased to present 639 Robinson Street, a 6-unit apartment community located in Silver Lake (90026). This offering provides investors with a rare opportunity to acquire an irreplaceable turn-key asset in one of LAs most dynamic neighborhoods. An exceptional unit composition consists of FIVE (5) 2 Bedroom/1 Bathroom and ONE (1) 1 Bedroom/1 Bathroom apartment homes. The front building, built in 1960, contains four units and the rear structure, built in 1931, contains two units with each unit averaging +/- 679 square feet. Parking is provided for 6 vehicles which comprises TWO (2) enclosed garages and FOUR (4) on-grade spaces. Electrical utilities are separately metered and paid by residents. Gas is separately metered in four of the units and master metered in the two rear units.

CUSTOMER SHORT: Residential Income ML#: 21783660

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022 3:37:45 PM

2815 E 1st St, Los Angeles 90033

STATUS: Closed

LIST/CLOSE:

\$1,050,000/\$1,150,000 ⬆

East of Saratoga Street West of Michigan Avenue



SQFT: 4,442  
LOT(src): 0.1967/8,569 (A)  
PARKING SPACES: 0  
YEAR BLT(src): 1932 (ASR)  
DOM / CDOM: 12/12  
UNITS TOTAL: 6  
BLDG TOTAL: 3

SALE TYPE: Standard  
ML#: PW21245136  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: No/No  
AREA: BOYH - Boyle Heights

PRICE PER SQFT: \$258.89  
ORIGINAL \$: \$1,050,000  
STORIES:  
GSI: \$85,800  
OP EXPENSE: \$33,044  
NET INCOME: \$41,524

LIST DATE: 11/08/21

PURCHASE CONTRACT: 11/20/21

CLOSE DATE: 12/29/21

CLOSE PRICE: \$1,150,000

CONCESSIONS: \$5,250

TERMS: 1031 Exchange

In the heart of East LA near transportation, across from school and shopping, well established area with longterm tenants. Consists of two story fourplex all one bedroom one bath unit and a separate two bedroom one bath unit on the back. With a commercial building used as a herbalife wellness store next to residential buildings with ample parking on the back. See remarks

CUSTOMER SHORT: Residential Income ML#: PW21245136

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022 3:37:45 PM

**911 Alandele Ave, Los Angeles 90036**

STATUS: Closed

LIST/CLOSE:

**\$2,579,900/\$2,600,000** ↑

The subject property is situated in a prime Miracle Mile location, just northeast of the intersection of West Olympic and San Vicente Boulevards.



SQFT: **5,509**  
 LOT(src): **0.19/8,434 (A)**  
 PARKING SPACES: **6**  
 YEAR BLT(src): **1938**  
 DOM / CDOM: **11/11**  
 UNITS TOTAL: **6**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **21790230**  
 B TRACT / MODEL:  
 VIEW: **Yes**  
 POOL / SPA: **No/No**  
 AREA: **C19 - Beverly Center-  
 Miracle Mile**

PRICE PER SQFT: **\$471.95**  
 ORIGINAL \$: **\$2,579,900**  
 STORIES: **Two**  
 GSI: **\$172,800**  
 OP EXPENSE: **\$49,237**  
 NET INCOME: **\$96,740**

LIST DATE: **09/30/21**PURCHASE CONTRACT: **10/11/21**CLOSE DATE: **12/27/21**CLOSE PRICE: **\$2,600,000**

CONCESSIONS:

TERMS:

We are pleased to present a six (6) unit apartment building located at 911 Alandele Avenue in Los Angeles, California. The subject property is situated in a prime Miracle Mile location, just northeast of the intersection of West Olympic and San Vicente Boulevards. Miracle Mile is best known as LAs Museum Row and an increasingly pedestrian-friendly neighborhood. Situated south of Beverly Grove, Miracle Mile is a rapidly developing area in full swing, with the surrounding area undergoing expansive change in preparation for the Los Angeles Olympic Games in Summer 2028. Miracle Mile has a long and rich history in Los Angeles, widely regarded as one of the first trendy retail destinations south of Hollywood, dating back to the early 1900s. Today, the iconic commercial district is home to the Los Angeles County Museum of Art (LACMA), the Petersen Automotive Museum, the Academy Museum of Motion Pictures, and the La Brea Tar Pits. Posh interior design shops, label-conscious fashion boutiques, and refined restaurants line the adjacent roads of La Brea Ave, Beverly Blvd, and W 3rd St, but the low-key residential vibe makes this a great place to connect with locals. The subject property is situated adjacent to the bustling intersection of S San Vicente Blvd, S Fairfax Ave and W Olympic Blvd. Here, residents can visit the Olympia Medical Center, Fortune House Chinese Cuisine, Merkato takeout, Messob Ethiopian takeout, Hansens Cakes, and LA Metro Stations. Built in 1938, this rare offering contains a streamlined unit mix of six (6) uniquely charming one-bedroom/one-bathroom units in a 5,500 SF building on a nearly an 8,500 square foot lot. The property is situated on a wide street where street parking is permitted. Two (2) units will be delivered vacant. Each one-bedroom unit boasts 900-1,000 livable square feet each, featuring spacious living rooms, large master bedrooms, formal dining areas, and plenty of built-in storage space throughout. These character units include original fireplaces, hardwood flooring, gorgeous moldings, unique archways, and original custom tile work. Each unit comes fully equipped with separated showers and tubs, in-unit washer/dryers, refrigerators, and stove/oven combos. All units are incredibly bright with tons of windows letting in natural light, including floor to ceiling windows in the living rooms and dual entrances in front and back as each unit runs the width of the building. The vintage building boasts classic French Normandy architecture and well-maintained character features. The property is very well-maintained with bright green front and back yards. The backyard also features a central gated, shared patio space that is perfect for tenants to enjoy picnics and barbecues. There are garages located on either side of the backyard/patio. Each side includes one (1) one-car garage and one (1) two-car garage, totaling six (6) garage parking spaces (no soft-story retrofit required) plus additional space for parking in uncovered spaces on-site. There is an option to add at least one (1) ADU in the back. Situated in a prime Miracle Mile location, this offering presents an excellent opportunity for a value-add investor to capitalize on a charming French-Normandy building with strong built-in rental upside, in one of Los Angeles most historic rental pockets.

CUSTOMER SHORT: Residential Income ML#: 21790230

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
 3:37:45 PM

**7661 Fountain Ave, Los Angeles 90046**

STATUS: Closed

LIST/CLOSE:

**\$2,200,000/\$2,050,000** ↓

Near the cross streets of Spaulding and Fountain.



SQFT: **4,804**  
 LOT(src): **0.14/6,173**  
 PARKING SPACES:  
 YEAR BLT(src): **1955**  
 DOM / CDOM: **40/196**  
 UNITS TOTAL: **6**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **21101815**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **C20 - Hollywood**

PRICE PER SQFT: **\$426.73**  
 ORIGINAL \$: **\$2,299,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$47,104**  
 NET INCOME: **\$86,001**

LIST DATE: **11/03/21**PURCHASE CONTRACT: **12/13/21**CLOSE DATE: **12/29/21**CLOSE PRICE: **\$2,050,000**

CONCESSIONS:

TERMS:

We are pleased to present 7661 Fountain Avenue, a 6-unit apartment building located just outside of West Hollywood, California. Situated on a 6,173 Sq Ft lot, the property consists of 4,804 SF, and features four (4) one bedroom / one bath and two (2) two bedrooms / two bath units. This property has gone through significant renovations by the current ownership, including two extensively renovated units which now boast stunning new floors, in-unit washers and dryers, modern faux fireplaces, stainless-steel appliances and more. In addition to the two renovated units, the exterior of the building was upgraded with new paint and a new electric gate, conveniently giving access to six (6) parking spaces for the tenants. Located within close proximity to world-famous shopping, dining, and entertainment venues, residents enjoy being within walking distance to everyday amenities while also having convenient access to the 101 Freeway. 7661 is the perfect opportunity for an investor looking to acquire a semi-stabilized investment property with future upside potential, which can be achieved through additional interior renovations.

CUSTOMER SHORT: Residential Income ML#: 21101815

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
 3:37:45 PM

**3450 Santa Ana St, South Gate 90280**

STATUS: Closed

LIST/CLOSE:

\$1,300,000/\$1,160,000 ↓

West of the 710 Freeway, North of Firestone Blvd.



SQFT: 3,785

LOT(src): 0.2143/9,333 (A)

PARKING SPACES: 3

YEAR BLT(src): 1923 (ASR)

DOM / CDOM: 43/43

UNITS TOTAL: 6

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: PW21201766

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: T2 - Cudahy, SouthGate  
W of 710, HuntPk S of Flore

PRICE PER SQFT: \$306.47

ORIGINAL \$: \$1,300,000

STORIES: Two

GSI: \$53,040

OP EXPENSE: \$26,275

NET INCOME: \$26,765

LIST DATE: 09/13/21

PURCHASE CONTRACT: 11/05/21

CLOSE DATE: 12/30/21

CLOSE PRICE: \$1,160,000

CONCESSIONS: \$40,000

TERMS: Cash, Conventional

Two buildings on one parcel. The front building has 4 units (Two downstairs/Two upstairs) & the rear building has two upstairs units and 3 garages on the ground floor (two single/ one double). The property currently has one vacancy that is in rent ready condition that comes with a 1 car garage. All rents are well below market.

CUSTOMER SHORT: Residential Income ML#: PW21201766

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM**1635 S Beverly Glen Blvd, Los Angeles 90024**

STATUS: Closed

LIST/CLOSE:

\$4,775,000/\$4,555,000 ↓

Located on S. Beverly Glen Boulevard and just North of Santa Monica Boulevard.



SQFT: 8,123

LOT(src): 0.15/6,760 (OTH)

PARKING SPACES: 5

YEAR BLT(src): 1950

DOM / CDOM: 18/18

UNITS TOTAL: 7

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: 21787756

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: C05 - Westwood -  
Century City

PRICE PER SQFT: \$560.75

ORIGINAL \$: \$4,775,000

STORIES:

GSI:

OP EXPENSE: \$95,446

NET INCOME: \$178,823

LIST DATE: 09/24/21

PURCHASE CONTRACT: 10/12/21

CLOSE DATE: 12/27/21

CLOSE PRICE: \$4,555,000

CONCESSIONS:

TERMS:

1635 S. Beverly Glen Boulevard, a 7-unit turnkey property located in the heart of the prestigious Century City neighborhood. Residing less than 0.5 miles from Westfield Century City, this modern gem is conveniently located near several high-performing schools, trendsetting restaurants and a wide selection of recreational activities. Additionally, its unmatched location resides two blocks from the METRO Purple Line stop at Constellation Boulevard (which affords residents the ability to travel from Westwood to DTLA in 25 minutes, est. completion by 2027). 1635 S. Beverly Glen features (6) 3-bdrm. and 2-bath units (averaging approx. 1,300 SF) and (1) studio unit that will be delivered vacant upon COE. Please note, current ownership has achieved 100% rent collection throughout the COVID-19 pandemic. A majority of the units have been meticulously upgraded with no expenses spared. These renovated modern units feature hardwood floors, stainless-steel appliances, granite countertops, custom cabinets, central A/C and in-unit washer/dryer. Additional property amenities include approx. 10 parking spaces (5 garage spaces and 5 open spaces) and an outdoor communal area. Featuring meticulously renovated modern units and an unmatched West LA location, 1635 S. Beverly Glen allows investors to acquire a luxurious turnkey income property in one of LA's most prestigious neighborhoods.

CUSTOMER SHORT: Residential Income ML#: 21787756

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM

5206 Elizabeth St, Cudahy 90201

STATUS: Closed

LIST/CLOSE:

\$1,595,000/\$1,520,000 ↓

Florence Ave to Wilcox, turn South to Elizabeth St, turn Left to address



SQFT: 5,161  
LOT(src): 0.4692/20,439 (A)  
PARKING SPACES: 6  
YEAR BLT(src): 1959 (ASR)  
DOM / CDOM: 0/0  
UNITS TOTAL: 7  
BLDG TOTAL: 4

SALE TYPE: Standard  
ML#: PW21245137  
B TRACT / MODEL:  
VIEW: No  
POOL / SPA: No/No  
AREA: T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud

PRICE PER SQFT: \$294.52  
ORIGINAL \$: \$1,595,000  
STORIES: One  
GSI: \$107,880  
OP EXPENSE: \$25,723  
NET INCOME: \$82,157

LIST DATE: 11/03/21

CLOSE DATE: 12/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 11/08/21

CLOSE PRICE: \$1,520,000

TERMS: Cash, Cash to New Loan

7 nice units in a great rental area of Cudahy. All units are large 2 bedrooms with attached garages. 2 of the units have been recently upgraded. Centrally located and close to the 710, 5, and 105 freeways.

CUSTOMER SHORT: Residential Income ML#: PW21245137

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022 3:37:45 PM

1622 Gramercy Ave, Torrance 90501

STATUS: Closed

LIST/CLOSE:

\$5,999,000/\$5,750,000 ↓

Corner of Gramercy Ave & Cravens Ave



SQFT: 14,980  
LOT(src): 0.2541/11,069 (A)  
PARKING SPACES: 18  
YEAR BLT(src): 2010 (ASR)  
DOM / CDOM: 39/39  
UNITS TOTAL: 8  
BLDG TOTAL: 1

SALE TYPE: Standard  
ML#: SB21205029  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: No/No  
AREA: 134 - Old Torrance

PRICE PER SQFT: \$383.85  
ORIGINAL \$: \$5,999,000  
STORIES:  
GSI: \$278,400  
OP EXPENSE: \$62,231  
NET INCOME: \$216,169

LIST DATE: 09/16/21

CLOSE DATE: 12/29/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 10/25/21

CLOSE PRICE: \$5,750,000

TERMS: Cash, Cash to New Loan, Submit

Prime Location Building off the corner of Gramercy Ave. and Cravens Ave. in Old Torrance. This sale consists of 8 SEPARATELY DEEDED commercial and residential mix units with the main commercial store front being 1622 Gramercy Ave. In addition to the commercial unit, the remaining 7 are residential townhomes (6 -3bd/3ba; 1 - 3bd/4ba) , 3 with commercial tags. Each unit has their own two-car garage with alley access and outdoor space. Several units have AC, plus there is a shared outdoor courtyard with a stylish fountain and a large lattice covered patio. Great investment opportunity of this newer built 2010 complex. When property was constructed, the HOA/CC&R's were formed but never funded because it's been owned as a whole. All 8-units are deeded separately and can be sold separately. As such, property is not subject to statewide rent control (subject to Buyer qualifying for the exemption). SEE SUPPLEMENTS FOR FLOOR PLANS & WHITE REPORT.

CUSTOMER SHORT: Residential Income ML#: SB21205029

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022 3:37:45 PM

**335 N Howard St, Glendale 91206**

STATUS: Closed

LIST/CLOSE:

**\$2,800,000/\$2,865,000** ↑

North of E Wilson Ave, East of N Isabel St, West of N Glendale Ave, South of 134 fwy

SQFT: **6,336**LOT(src): **0.1724/7,508 (A)**PARKING SPACES: **6**YEAR BLT(src): **1958 (ASR)**DOM / CDOM: **7/7**UNITS TOTAL: **8**BLDG TOTAL: **1**SALE TYPE: **Trust**ML#: **BB21240717**

B TRACT / MODEL:

VIEW:

POOL / SPA: **No/No**AREA: **628 - Glendale-South of 134 Fwy**PRICE PER SQFT: **\$452.18**ORIGINAL \$: **\$2,800,000**STORIES: **Two**GSI: **\$152,892**OP EXPENSE: **\$29,390**NET INCOME: **\$123,502**LIST DATE: **10/22/21**CLOSE DATE: **12/30/21**CONCESSIONS: **\$5,000**PURCHASE CONTRACT: **11/15/21**CLOSE PRICE: **\$2,865,000**TERMS: **Cal Vet Loan, Conventional**

Pride of ownership 8 unit apartment building with a fantastic location in Glendale. This classic building has a great unit mix with four 2 bedroom one bath units, and four 1 bedroom one bath units. There is a laundry room, and carport parking at the rear of the property for 6 cars. The building is 6336 sf on a lot that is 7,508 sf. The majority of the units have newer flooring and are in excellent condition. There is a single water meter for the building, the trustee reports that much of the plumbing is copper, and the electrical circuit breaker boxes were upgraded 5 years ago. Also the horizontal waster lines were replaced about 4 years ago. This is a trust sale.

CUSTOMER SHORT: Residential Income ML#: BB21240717

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**2314 GLENDALE Blvd, Los Angeles 90039** STATUS: Closed

LIST/CLOSE:

**\$3,700,000/\$3,700,000**

Google Maps

SQFT: **4,424**LOT(src): **0.1693/7,375**

PARKING SPACES:

YEAR BLT(src): **1957**DOM / CDOM: **0/0**UNITS TOTAL: **8**BLDG TOTAL: **1**SALE TYPE: **Standard**ML#: **21114683**

B TRACT / MODEL:

VIEW:

POOL / SPA: **No/No**AREA: **C21 - Silver Lake - Echo Park**PRICE PER SQFT: **\$836.35**ORIGINAL \$: **\$3,700,000**

STORIES:

GSI:

OP EXPENSE: **\$0**NET INCOME: **\$0**LIST DATE: **12/30/21**CLOSE DATE: **12/30/21**

CONCESSIONS:

PURCHASE CONTRACT: **12/30/21**CLOSE PRICE: **\$3,700,000**

TERMS:

Entered into MLS for comparable purposes only. Sold before processing.

CUSTOMER SHORT: Residential Income ML#: 21114683

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022 3:37:45 PM

**1732 W 20TH St, Los Angeles 90007**

STATUS: Closed

LIST/CLOSE:

\$1,725,000/\$1,675,000 ↓

Between Washington Boulevard and the 10 Freeway. East of Normandie Avenue and West of Vermont Avenue



SQFT: **3,888**  
 LOT(src): **0.15/6,569 (A)**  
 PARKING SPACES:  
 YEAR BLT(src): **1924**  
 DOM / CDOM: **198/198**  
 UNITS TOTAL: **8**  
 BLDG TOTAL: **3**

SALE TYPE: **Standard**  
 ML#: **21734454**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **C16 - Mid Los Angeles**

PRICE PER SQFT: **\$430.81**  
 ORIGINAL \$: **\$1,895,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$43,424**  
 NET INCOME: **\$86,940**

LIST DATE: **05/20/21**CLOSE DATE: **12/29/21**

CONCESSIONS:

PURCHASE CONTRACT: **12/29/21**CLOSE PRICE: **\$1,675,000**

TERMS:

I am pleased to present the opportunity to acquire 1732 West 20th Street, an eight-unit, bungalow style apartment community located just east of Harvard Heights and south of Koreatown. The property offers investors a unique opportunity to acquire a renovated building with a stable operating history but remaining rental upside. Current ownership has extensively renovated six of the eight units at the property including new kitchen cabinets and countertops, new appliances, new bathrooms, new flooring and recessed lighting. Renovated units are achieving a rent premium of \$712 over the average in-place rents. The continued gentrification of the surrounding area along with the value-add potential for a new owner to continue renovating the remaining two units and achieve superior future returns moving forward make 1732 West 20th Street an excellent acquisition opportunity.

CUSTOMER SHORT: Residential Income ML#: 21734454

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM**1441 S Cloverdale Ave, Los Angeles 90019**

STATUS: Closed

LIST/CLOSE:

\$2,350,000/\$2,125,000 ↓

From Venice Boulevard, Turn North onto Cloverdale Ave. The property is located on the West Side (Right).



SQFT: **5,807**  
 LOT(src): **0.15/6,851**  
 PARKING SPACES:  
 YEAR BLT(src): **1951**  
 DOM / CDOM: **175/175**  
 UNITS TOTAL: **8**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard**  
 ML#: **21696502**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **C16 - Mid Los Angeles**

PRICE PER SQFT: **\$365.94**  
 ORIGINAL \$: **\$2,750,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$45,413**  
 NET INCOME: **\$211,002**

LIST DATE: **02/22/21**CLOSE DATE: **12/29/21**

CONCESSIONS:

PURCHASE CONTRACT: **08/16/21**CLOSE PRICE: **\$2,125,000**

TERMS:

Reduced 400k! Once in a lifetime 100% Vacant 6 Units + 2ADUs in Prime Mid City priced at only 353k/door for vacant units. Value add opportunity with a huge upside to 7.5% Cap Rate and 10.6 GRM after renovations. Excellent location minutes from Beverly Hills, Culver City, and West Adams. Potential to create 2 detached 2-stories 1,200 SF 3 Bed 3 Bath ADUs. Please see Financials & Preliminary ADU Plans in the Docs section. Price/Unit, Cap Rate, & GRM are based on Total Price for sake of conservatism, which includes construction costs of ADUs. Individually metered for Gas & Electricity.

CUSTOMER SHORT: Residential Income ML#: 21696502

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM**4825 W 18TH St, Los Angeles 90019**

STATUS: Closed

LIST/CLOSE:

\$3,200,000/\$3,200,000

Google Maps



SQFT: **6,227**  
 LOT(src): **0.1607/6,999**  
 PARKING SPACES:  
 YEAR BLT(src): **1966**  
 DOM / CDOM: **0/0**  
 UNITS TOTAL: **8**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **21114673**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA: **No/No**  
 AREA: **C16 - Mid Los Angeles**

PRICE PER SQFT: **\$513.89**  
 ORIGINAL \$: **\$3,200,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$0**  
 NET INCOME: **\$0**

LIST DATE: **12/30/21**CLOSE DATE: **12/30/21**

CONCESSIONS:

PURCHASE CONTRACT: **12/30/21**CLOSE PRICE: **\$3,200,000**

TERMS:

Entered into MLS for comparable purposes only. Sold before processing.

CUSTOMER SHORT: Residential Income ML#: 21114673

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
3:37:45 PM

2110 S Bonsallo Ave, Los Angeles 90007

STATUS: Closed

LIST/CLOSE:  
\$1,495,000/\$1,485,000 ↓

2110 S. Bonsallo Ave, Los Angeles, CA 90007 - Located in USC Department of Public Safety Patrol Zone



SQFT: 3,658  
LOT(src): 0.14/6,238  
PARKING SPACES:  
YEAR BLT(src): 1920  
DOM / CDOM: 169/169  
UNITS TOTAL: 8  
BLDG TOTAL: 1

SALE TYPE: Standard  
ML#: 21742758  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: No/No  
AREA: C42 - Downtown L.A.

PRICE PER SQFT: \$405.96  
ORIGINAL \$: \$1,575,000  
STORIES:  
GSI:  
OP EXPENSE: \$40,089  
NET INCOME: \$64,197

LIST DATE: 06/02/21  
PURCHASE CONTRACT: 11/19/21

CLOSE DATE: 12/27/21  
CLOSE PRICE: \$1,485,000

CONCESSIONS:  
TERMS:

Located in USC Department of Public Safety Patrol Zone - The subject property is in a safe location, inside the USC Department of Public Safety Patrol Zone. | On-Site Parking - There are six (6) surface parking spaces located behind the building with no soft-story retrofit required. | Spacious Studios - Large studios with separate kitchen and bathroom areas. | New Roof - The roof of the property was replaced in 2016. | Well-Maintained Property - The electrical system has been upgraded and the plumbing is all copper. The exterior staircase behind the building is new. | On-Site Laundry - Laundry facilities are located in the basement for tenant use and additional owner income. | Section 8 Tenants - With 5 of 8 units being rented to Section 8 tenants, monthly rent payments are guaranteed by the city. | Storage or Additional Income - Large basement area could be used for storage or rented out for additional income.

CUSTOMER SHORT:Residential Income ML#: 21742758

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3:37:45 PM

12011 Pacific Ave, Los Angeles 90066

STATUS: Closed

LIST/CLOSE:  
\$3,491,000/\$3,150,000 ↓

South of Venice Boulevard, East of Centinela Avenue



SQFT: 7,718  
LOT(src): 0.17/7,507 (OTH)  
PARKING SPACES:  
YEAR BLT(src): 1969  
DOM / CDOM: 46/83  
UNITS TOTAL: 9  
BLDG TOTAL: 1

SALE TYPE: Standard  
ML#: 21783414  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: No/No  
AREA: C13 - Palms - Mar Vista

PRICE PER SQFT: \$408.14  
ORIGINAL \$: \$3,491,000  
STORIES:  
GSI:  
OP EXPENSE: \$62,352  
NET INCOME: \$134,892

LIST DATE: 09/13/21  
PURCHASE CONTRACT: 10/29/21

CLOSE DATE: 12/29/21  
CLOSE PRICE: \$3,150,000

CONCESSIONS:  
TERMS:

9 Unit on the Westside located in Mar Visa. Same ownership for decades. Clean & well maintained. Soft Story work completed. Mostly copper plumbing, AC in all units, Patios in units 1,2,3,5,6 & 7. Individually Metered Gas & Electric. 5 Vacant units, some have been nicely renovated. Parking for all 9 units. Prime location situated between LA tech hubs of Silicon Beach & Downtown Culver City, home to the new Apple & Amazon developments along with other major technology companies including Google, Facebook, Apple, Netflix, Yahoo, YouTube, Nike, BuzzFeed, Electronic Arts and Sony. The area continues to attract established tech companies along with new startups. Close to Venice Beach & Marina Del Rey with happening restaurants, coffee shops, shopping & transportation nearby. True opportunity to acquire a well located apartment building on the Westside and add value. \*Income Includes Actual & Projected. Adherence to CAR's Best Practices Guidelines & Prevention Plan, as well as the wearing of masks & any mandatory govt requirements is also required. DO NOT DISTURB Tenants, Inside with accepted offer.

CUSTOMER SHORT:Residential Income ML#: 21783414

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3:37:45 PM

**1900 Huntington Dr, South Pasadena 91030**

STATUS: Closed

LIST/CLOSE:

**\$3,750,000/\$3,750,000****1900 Huntington Dr. South Pasadena, CA 91030**

SQFT: **9,174**  
 LOT(src): **0.32/14,182**  
 PARKING SPACES:  
 YEAR BLT(src): **1950**  
 DOM / CDOM: **2/2**  
 UNITS TOTAL: **10**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **21103285**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA:**No/No**  
 AREA: **658 - So. Pasadena**

PRICE PER SQFT: **\$408.76**  
 ORIGINAL \$: **\$3,750,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$78,996**  
 NET INCOME: **\$112,860**

LIST DATE: **10/19/21**CLOSE DATE: **12/30/21**

CONCESSIONS:

PURCHASE CONTRACT: **11/10/21**CLOSE PRICE: **\$3,750,000**

TERMS:

CUSTOMER SHORT:Residential Income ML#: 21103285

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**144 N Swall Dr, Beverly Hills 90211**

STATUS: Closed

LIST/CLOSE:

**\$6,995,000/\$5,500,000 ↓****Take Wilshire Blvd west between Robertson and Rodeo Drive, half block north on the east side of street**

SQFT: **9,875**  
 LOT(src): **0.2115/9,212 (A)**  
 PARKING SPACES: **10**  
 YEAR BLT(src): **1958 (ASR)**  
 DOM / CDOM: **58/58**  
 UNITS TOTAL: **10**  
 BLDG TOTAL: **2**

SALE TYPE: **Standard, Trust**  
 ML#: **SW21208420**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA:**No/No**  
 AREA: **C01 - Beverly Hills**

PRICE PER SQFT: **\$556.96**  
 ORIGINAL \$: **\$7,350,000**  
 STORIES: **One**  
 GSI: **\$260,376**  
 OP EXPENSE: **\$52,999**  
 NET INCOME: **\$202,170**

LIST DATE: **09/21/21**CLOSE DATE: **12/29/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **11/18/21**CLOSE PRICE: **\$5,500,000**TERMS: **Cash, Cash to New Loan**

**Big Price Drop Today!! Genteel Elegance in Beautiful Beverly Hills - 10 total apartments located in one of the most prestigious locations in the world. Ask for the Offering Memorandum. First time for sale in 60 years. First bldg built in 1927 with huge apartments overlooking beautiful Swall Drive. Second bldg built in 1958 with wall to wall windows letting in the warm sunshine, and natural breezes in this almost perfect climate. Variety of excellent floor plans to accommodate an array of renter needs. Location is the very best! Just north off Wilshire between Clark and La Peer and south of Clifton Way. The brick structure with its large white columns, and New Orleans persona displays a strong character, appealing to the casually sophisticated. 10 parking spaces with storage, along with street parking by permit. From the genteel 'Southern Bell' feel to the lobby, to the courtyard greenery, this delightful property with its diverse floor plans, and ideal location will not last long. Walking distance to the top schools, Elite Businesses, Cedar Sinai Medical Center, Rodeo Drive, and all things Entertainment related, make this exceptional property a real trophy. See Video & Offering Memorandum for more information. <https://www.soldbyair.com/tour/144-N-Swall-Dr-Beverly-Hills> Request an Offering Memorandum for the most information.**

CUSTOMER SHORT:Residential Income ML#: SW21208420

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14527 Hartland St, Van Nuys 91405

Just north of Vanowen, off Van Nuys Blvd.



STATUS: Closed

LIST/CLOSE:  
\$1,995,000/\$1,995,000

SQFT: 6,320  
LOT(src): 0.2576/11,220 (A)  
PARKING SPACES: 0  
YEAR BLT(src): 1936 (ASR)  
DOM / CDOM: 0/0  
UNITS TOTAL: 10  
BLDG TOTAL: 1

SALE TYPE: Standard  
ML#: [SR21267912](#)  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: No/No  
AREA: VN - Van Nuys

PRICE PER SQFT: \$315.66  
ORIGINAL \$: \$1,995,000  
STORIES: Two  
GSI: \$136,448  
OP EXPENSE: \$47,256  
NET INCOME: \$87,679

LIST DATE: 12/22/21  
PURCHASE CONTRACT: 12/22/21

CLOSE DATE: 12/27/21  
CLOSE PRICE: \$1,995,000

CONCESSIONS: \$0  
TERMS: Cash to New Loan

We are proud to represent this 10-unit apartment building in Van Nuys. The property was constructed in 1936. Its unit mix consists of (4) singles and (6) one-bedroom, one-bathroom units. With a lot size of 11,219 square feet, the property has a total of 6,320 rentable square feet. The property features copper and galvanized plumbing and three of the units have been remodeled with brand new kitchens. The property is situated in Van Nuys with close access to the 405, 101, and 170 freeways. Ventura Blvd. is just minutes away with all of its restaurants and shopping while the metro link transportations service allows easy access to Sherman Oaks, Woodland Hills, Burbank, Hollywood, and downtown Los Angeles. The property is separately metered for gas and electricity.

CUSTOMER SHORT:Residential Income ML#: SR21267912

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3:37:45 PM

1445 S Cloverdale Ave, Los Angeles 90019

From Venice Blvd, Turn North onto Cloverdale Ave. The property is on the West Side (Right)



STATUS: Closed

LIST/CLOSE:  
\$3,650,000/\$3,500,000 ↓

SQFT: 6,914  
LOT(src): 0.15/6,850  
PARKING SPACES:  
YEAR BLT(src): 1963  
DOM / CDOM: 174/174  
UNITS TOTAL: 11  
BLDG TOTAL: 1

SALE TYPE: Standard  
ML#: [21697086](#)  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: No/No  
AREA: C16 - Mid Los Angeles

PRICE PER SQFT: \$506.22  
ORIGINAL \$: \$4,000,000  
STORIES:  
GSI:  
OP EXPENSE: \$63,911  
NET INCOME: \$384,765

LIST DATE: 02/23/21  
PURCHASE CONTRACT: 08/16/21

CLOSE DATE: 12/29/21  
CLOSE PRICE: \$3,500,000

CONCESSIONS:  
TERMS:

Reduced 350k! Once in a lifetime 100% Vacant 9 Units + 2 ADUs in Prime Mid City priced at only 346k/door for vacant units. Value add opportunity with a huge upside to 7.5% Cap Rate and 10.6 GRM after renovations. Excellent location minutes from Beverly Hills, Culver City, and West Adams. Potential to create 2 attached 400 SF 1 Bed 1 Bath ADUs in the front carport and reduce soft-story cost. Please see Financials & Preliminary ADU Plans in the Docs section. Price/Unit, Cap Rate, & GRM are based on Total Price for sake of conservatism, which includes construction costs of ADUs. Individually metered for Gas & Electricity.

CUSTOMER SHORT:Residential Income ML#: 21697086

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https://matrix.crlms.org/Matrix/Printing/PrintPreview.aspx?c=AAEAAAD\*\*\*\*\*AQAAAAAAAAAARAQAAAEEMAAAGAgAAAAQ4NDc0BgMAAAACMTgGBAAAAAI1MAYFAAAAAATcGBgAAAAE3DQIGBw... 57/61

**1751 WESTMORELAND Blvd, Los Angeles 90006**

STATUS: Closed

LIST/CLOSE:

\$2,500,000/\$2,450,000 ↓

The subject property is situated in a good Mid City location, north of West Washington Boulevard and east of South Western Avenue.



SQFT: 9,888  
 LOT(src): 0.3327/14,493  
 PARKING SPACES:  
 YEAR BLT(src): 1923  
 DOM / CDOM: 0/0  
 UNITS TOTAL: 12  
 BLDG TOTAL: 3

SALE TYPE: Standard  
 ML#: 21114459  
 B TRACT / MODEL:  
 VIEW: Yes  
 POOL / SPA: No/No  
 AREA: C16 - Mid Los Angeles

PRICE PER SQFT: \$247.78  
 ORIGINAL \$: \$2,500,000  
 STORIES:  
 GSI:  
 OP EXPENSE: \$74,628  
 NET INCOME: \$98,369

LIST DATE: 04/05/21

CLOSE DATE: 12/28/21

CONCESSIONS:

PURCHASE CONTRACT: 08/17/21

CLOSE PRICE: \$2,450,000

TERMS:

We are pleased to present a twelve (12) unit apartment building located at 1751-1773 Westmoreland Boulevard in Los Angeles, California. The subject property is situated in a good Mid City location, north of West Washington Boulevard and east of South Western Avenue. Mid City is a diverse, quiet neighborhood in the center of Los Angeles. While more affordable than some of its neighbors to the north, this neighborhood continues to experience rapid rates of gentrification. Pico Blvd forms the neighborhood's northern border and is lined with restaurants, cafes and bakeries. Residents of the subject property enjoy the dominant access to commercial corridors on nearby W Washington Blvd, S Western Ave, and Venice Blvd. Tenants can walk one (1) block south to W Washington Blvd to visit Castillo's Burgers, Lucy Ethiopian, Ray Charles Memorial Library, Botanica Coral, and Pan Victoria 2 takeout. Residents can also walk two (2) blocks west to S Western Ave to visit WaBa Grill, Alejo's Tacos, Shoe Palace, Angelino's Pizza, Winchell's Donuts, and Western Plaza Shopping Center. If tenants walk north to Venice Blvd, they can visit Alibi Coffee Co, Beto's Market, Latino Market, El Salsabor Pupusas takeout, and Tacos Locos. Currently, this area has a walk score of 77 but the Los Angeles Metro is currently expanding into the area to make it more commuter friendly. The new Crenshaw/LAX line from north-south is proposed to serve this area. Built in 1923, this offering contains a streamlined unit mix of twelve (12) two-bedroom/one-bathroom units. Each unit is spacious with plenty of windows letting in natural light. All of the units are divided between three (3) large buildings on a 14,500 SF double lot. The buildings boast an Old Hollywood aesthetic with an inviting green courtyard greeting residents and visitors alike. Along with the central greenery, the gated property features a mature landscape and a private space for the tenants to enjoy. Recent major renovations have been completed to the plumbing. The property features dual entrance and exits to the units, as well as on-site parking in the rear. Situated in a good Mid City location, this offering presents an excellent opportunity for an astute investor to capitalize on huge rental upside potential in a gentrifying market adjacent to Koreatown. Note: The property is located in the Harvard Heights HPOZ. Buyer to verify & understand the requirements of the HPOZ.

CUSTOMER SHORT: Residential Income ML#: 21114459

Printed by Michael Lembeck, State Lic: 01019397 on 01/02/2022  
 3:37:45 PM

**5804 San Vicente Blvd, Los Angeles 90019**

STATUS: Closed

LIST/CLOSE:

\$3,600,000/\$3,375,000 ↓

San Vicente East to Curson, located at the SW corner of San Vicente & Curson



SQFT: 9,818  
 LOT(src): 0.22/9,715 (A)  
 PARKING SPACES:  
 YEAR BLT(src): 1950  
 DOM / CDOM: 53/53  
 UNITS TOTAL: 12  
 BLDG TOTAL: 1

SALE TYPE: Standard  
 ML#: 21794222  
 B TRACT / MODEL:  
 VIEW: Yes  
 POOL / SPA: No/No  
 AREA: C19 - Beverly Center-Miracle Mile

PRICE PER SQFT: \$343.76  
 ORIGINAL \$: \$3,600,000  
 STORIES: Two  
 GSI:  
 OP EXPENSE: \$64,255  
 NET INCOME: \$116,891

LIST DATE: 10/11/21

CLOSE DATE: 12/31/21

CONCESSIONS:

PURCHASE CONTRACT: 12/03/21

CLOSE PRICE: \$3,375,000

TERMS: Cash

We are very pleased to offer for sale for the first time in over 50 years The San Vicente Apartments, 12 units situated in the highly coveted Wilshire Vista neighborhood of Los Angeles. Located at the SW corner of Curson Avenue and San Vicente, 5804 San Vicente is a beautifully charming 12 unit building that features all one-bedroom units and parking for 10 cars (4 in the back and 6 in the front garage). The San Vicente apartments boast a solid 84 Walkscore, as its located minutes from both The Grove, Beverly Center and Cedars Sinai as well as the upcoming UCLA hospital near the corner of Olympic and San Vicente. The units are separately metered for gas and electric, and the property boasts fully updated plumbing and electrical as well as all new Milgard windows installed with permits in 2020. Priced at \$300,000 per unit and \$366 per gross square foot, The San Vicente Apartments is an excellent multi-family investment opportunity. In addition to the solid fundamentals, the property offers a new owner over 40% in very achievable income upside potential. Market rents in the area call for a minimum of \$2,150 for a redone 1 bedroom unit, making this an excellent multi-family investment property that has been well maintained and cared for with a stable income stream ready to be taken to the next level!

CUSTOMER SHORT: Residential Income ML#: 21794222

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**1443 S Cloverdale Ave, Los Angeles 90019**

STATUS: Closed

LIST/CLOSE:

\$6,000,000/\$5,625,000 ↓

From Venice Blvd, Turn North onto Cloverdale Ave. The property is on the West Side (Right)



SQFT: **12,721**  
 LOT(src): **0.31/13,699**  
 PARKING SPACES:  
 YEAR BLT(src): **1963**  
 DOM / CDOM: **174/174**  
 UNITS TOTAL: **19**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **21697094**  
 B TRACT / MODEL:  
 VIEW:  
 POOL / SPA:**No/No**  
 AREA: **C16 - Mid Los Angeles**

PRICE PER SQFT: **\$442.18**  
 ORIGINAL \$: **\$6,750,000**  
 STORIES:  
 GSI:  
 OP EXPENSE: **\$109,324**  
 NET INCOME: **\$493,967**

LIST DATE: **02/23/21**CLOSE DATE: **12/29/21**

CONCESSIONS:

PURCHASE CONTRACT: **08/16/21**CLOSE PRICE: **\$5,625,000**

TERMS:

Reduced 750k! Once in a lifetime 100% Vacant 15 Units + 4 ADUs in Prime Mid City priced at only 349k/door for vacant units. Value add opportunity with a huge upside to 7.5% Cap Rate and 10.6 GRM after renovations. Excellent location minutes from Beverly Hills, Culver City, and West Adams. Potential to create 2 detached 1,200 SF 3 Bed 3 Bath ADUs & 2 attached 400 SF 1 Bed 1 Bath ADUs. Please see Financials & Preliminary ADU Plans in the Docs section. Price/Unit, Cap Rate, & GRM are based on Total Price for sake of conservatism, which includes construction costs of ADUs. Individually metered for Gas & Electricity.

CUSTOMER SHORT:Residential Income ML#: 21697094

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**18655 Clark St, Tarzana 91356**

STATUS: Closed

LIST/CLOSE:

\$4,100,000/\$4,950,000 ↑

One block N of Ventura Blvd



SQFT: **15,590**  
 LOT(src): **0.3981/17,340 (A)**  
 PARKING SPACES: **30**  
 YEAR BLT(src): **1964 (ASR)**  
 DOM / CDOM: **16/16**  
 UNITS TOTAL: **22**  
 BLDG TOTAL: **1**

SALE TYPE: **Standard**  
 ML#: **SR21224293**  
 B TRACT / MODEL:  
 VIEW: **No**  
 POOL / SPA:**No/No**  
 AREA: **TAR - Tarzana**

PRICE PER SQFT: **\$317.51**  
 ORIGINAL \$: **\$4,100,000**  
 STORIES: **Two**  
 GSI: **\$285,276**  
 OP EXPENSE: **\$104,714**  
 NET INCOME: **\$175,457**

LIST DATE: **10/05/21**CLOSE DATE: **12/29/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **10/24/21**CLOSE PRICE: **\$4,950,000**TERMS: **Cash to New Loan**

We are pleased to exclusively offer for sale for the first time in 57 years. This gated 22 Units property totals 15,590 square feet on a 17,340 square foot street to street rectangular R3 zoned lot. Great Investor's choice to add a 22 units apartment building in an excellent location to their portfolio. The subject property is located one block from Ventura Blvd, surrounded by the Whole Foods market as well as many other supermarkets. Attractive Unit-Mix with Eight Single unit, Eight 1+1, Four 2+1 and Two 2+2. The subject property has some deferred maintenance and the Soft Story needs to be retrofitted. The property was built in 1964 with on-site laundry. Street to street, Clark St and Burbank Blvd. One unit will be delivered vacant. You may download the detailed income, expense and rent roll from the MLS Supplements. Offer deadline is Tuesday October 12th.

CUSTOMER SHORT:Residential Income ML#: SR21224293

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8817 Tobias Ave, Panorama City 91402 STATUS: Closed

LIST/CLOSE:

\$12,600,000/\$12,600,000

South of Van Nuys, East of Northhoff



SQFT: 17,658  
LOT(src): 0.8871/38,641 (A)  
PARKING SPACES: 64  
YEAR BLT(src): 1959 (ASR)  
DOM / CDOM: 0/0  
UNITS TOTAL: 64  
BLDG TOTAL: 2

SALE TYPE: Standard  
ML#: DW21269453  
B TRACT / MODEL:  
VIEW:  
POOL / SPA: No/No  
AREA: PC - Panorama City

PRICE PER SQFT: \$713.56  
ORIGINAL \$: \$12,600,000  
STORIES: Two  
GSI: \$1,228,800  
OP EXPENSE: \$26,940  
NET INCOME: \$1,202,860

LIST DATE: 12/26/21

CLOSE DATE: 12/28/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 12/26/21

CLOSE PRICE: \$12,600,000

TERMS: Cash to New Loan

Location, location, location! Great multi income property opportunity! This unique property has two parcels 2653-003-033 and 2653-003-034 with a 32 apartments each, most units are upgraded and both buildings are upgraded and well maintained.

CUSTOMER SHORT:Residential Income ML#: DW21269453

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Search Criteria

Property Type is 'Residential Income'  
Standard Status is 'Closed'  
Contract Status Change Date is 12/26/2021 to 01/01/2022  
County Or Parish is 'Los Angeles'  
City is not 'Long Beach'  
Number Of Units Total is 2+  
Selected 129 of 129 results.